



Hardin County Board of Adjustment

15 October 2026

**County Government Center
Second Floor Meeting Room**

Owners: Stone Mark
Enterprises LLC



Location A proposed 16.757 acre site located at 5608 N Dixie Highway,
Elizabethtown, KY, known as Lot 2A of Hideaway Manor Subdivision

Zoned General Commercial (C-2)

Request for a Variance from the 1:3 lot width-to-length to allow for the property to be further subdivided

5608 N Dixie Highway

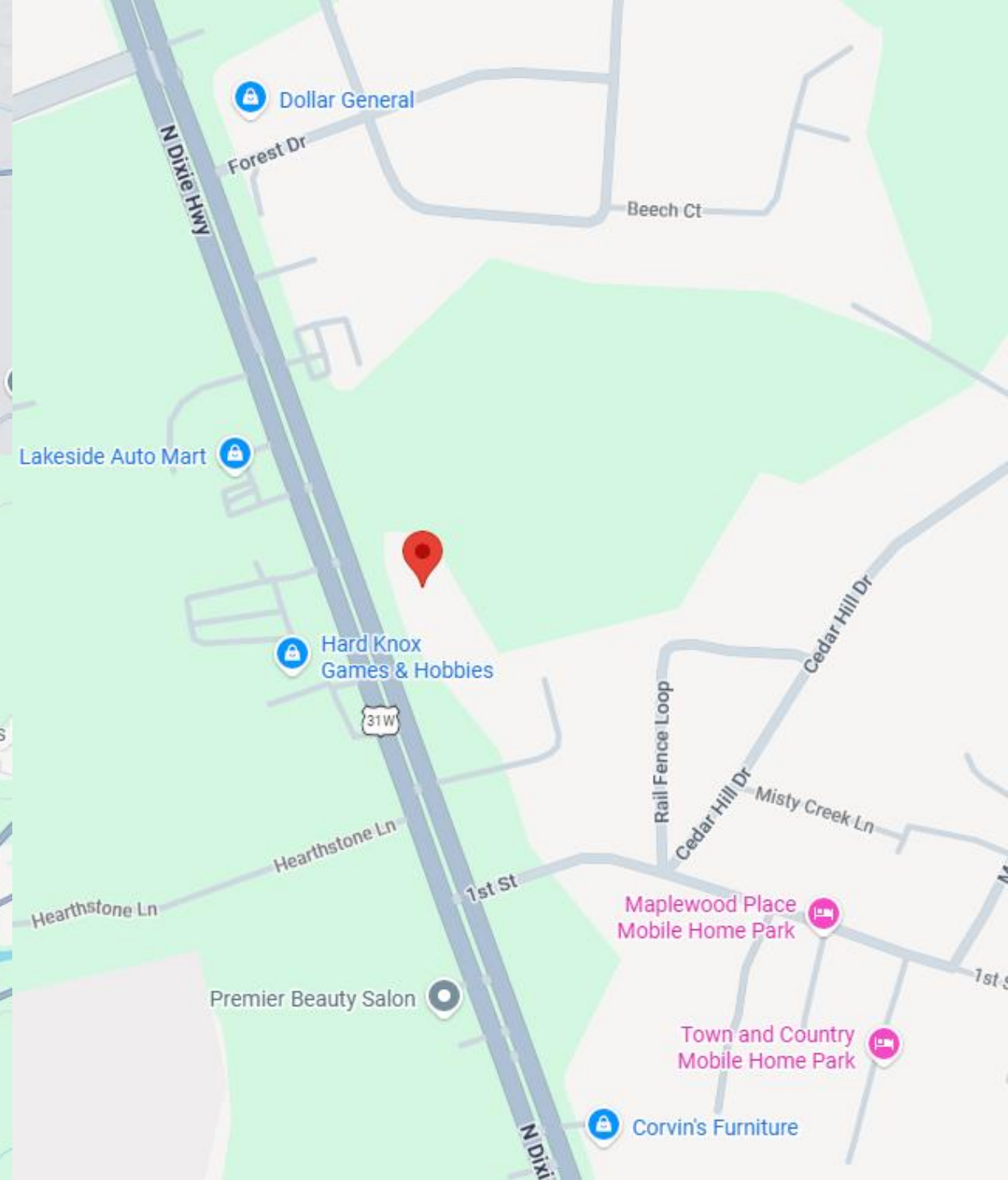
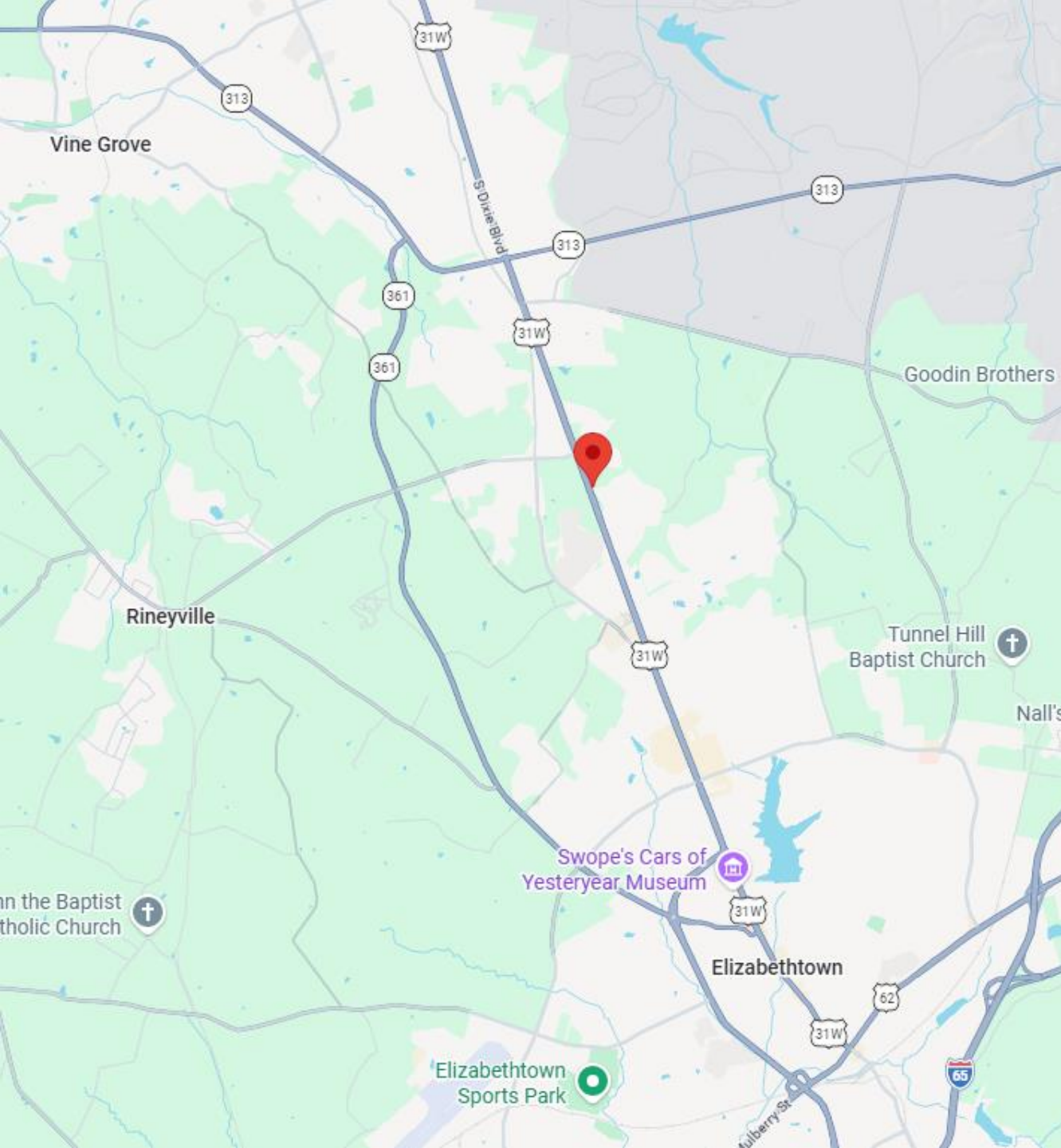
Variance

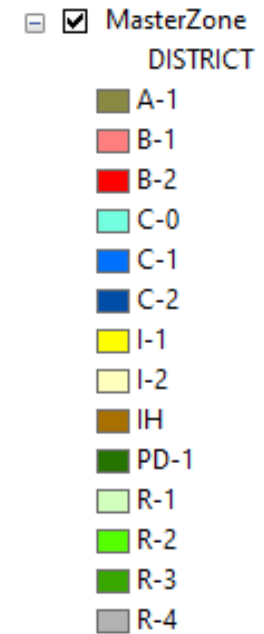
SUMMARY REPORT

LISTING OF EXHIBITS

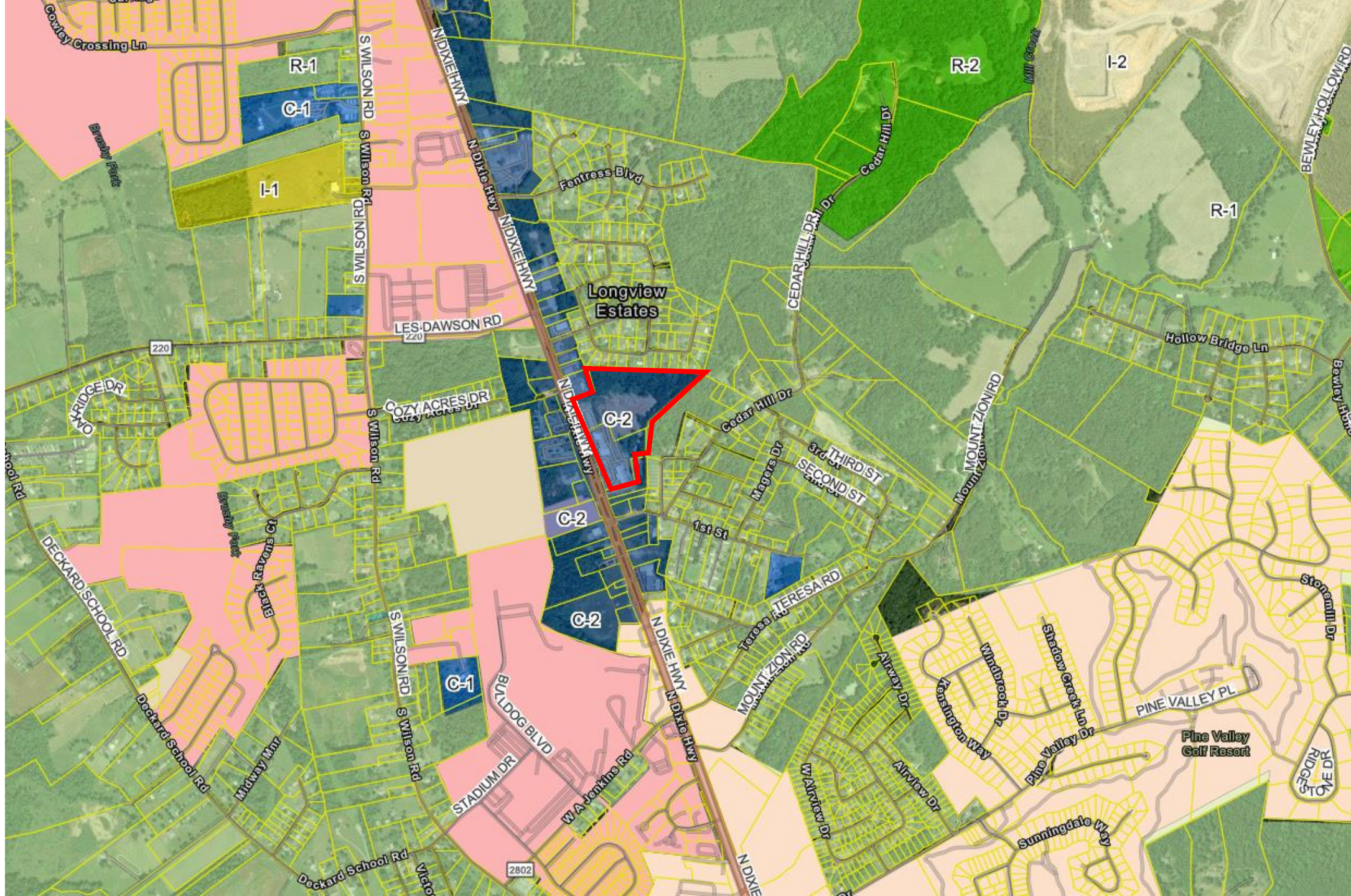
- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features Map**
- D. Analysis of the Site**
- E. Site History**
- F. Development Plan (2018)**
- G. Amended Plat of Hideaway Manor Lot 2 (2018)**
- H. Proposed Amended Plat of Hideaway Manor Lot 2A (2026)**
- I. Photos of the site**
- J. Analysis of Other Road Frontage & Ratio Variances**
- K. Application from Turner Engineering**
- L. *Comprehensive Development Guide**
- M. *Development Guidance System Ordinance**

*** Not Provided in PowerPoint**

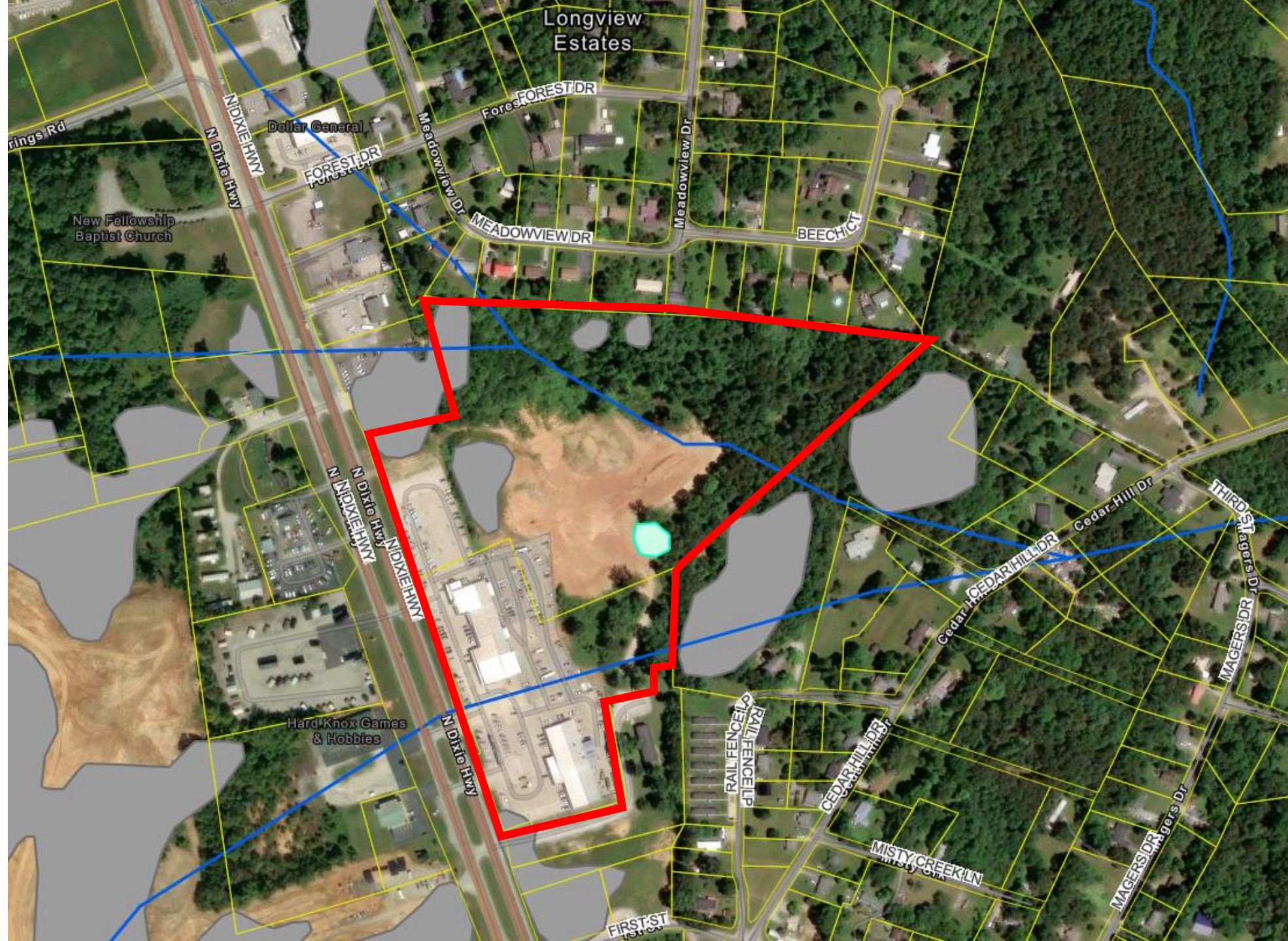




Pink =
City
Limits



- ☐ ☒ Streams 2023
- ☐ ☒ Hardin_Wetlands
- ☐ ☒ Hardin_100Flood
- ☐ ☒ hardin_sinkhole





24,000 sq. ft. Commercial Building



20,000 sq. ft. Commercial Building

NATURAL FEATURES

AS INDICATED ON THE WINE GROVE, KY. USGS QUADRANGLE MAP DATED 1991, THERE ARE

Hideaway Manor (2000)

DRAINAGE AND STORMWATER RECEIVER

THE STORMWATER RECEIVER(S) OF THIS SUBDIVISION (S ARE) SINKHOLE(S) LOCATED ON THE SOUTH OF THE PROPERTY APPROXIMATELY 100 FEET FROM THE SUBDIVISION.

FLOOD PLAIN NOTE

AS INDICATED ON MAP NO. 21093C0075 C OF THE FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

NUMBER	DIRECTION	DISTANCE
L1	N 74°35'01" E	10.00'
L2	N 20°24'01" W	46.86'

BOBBY H. & CAROL S. BUMPUS
DEED BOOK 903 PAGE 674
DEED BOOK 533 PAGE 120

A.J. PROPERTIES
DEED BOOK 900 PAGE 376

EARL & LUCILLE NOE
DEED BOOK 508 PAGE 191

VICINITY MAP
NO SCALE

WALTER H. DUNALL
DEED BOOK 917 PAGE 721
A.K.A. BROOK NOE S/D
DEED BOOK 148 PAGE 282

NOTE: ALL SET PINS ARE 1/2"X 24" IRON PINS WITH YELLOW CAP STAMPED "G.S. TURNER PLS. 2153" UNLESS OTHERWISE NOTED.

LEGEND

- SET PIN
- EXISTING WOOD POST
- EXISTING PIPE
- △ EXISTING CONCRETE MONUMENT
- ~ POWER POLE
- EXISTING PIN
- EXISTING AXLE
- EXISTING WATER METER



RECORD PLAT OF:

HIDEAWAY MANOR

DIXIE HIGHWAY, ELIZABETHTOWN, HARDIN COUNTY, KENTUCKY

FOR: JOHN POTTS FOR: JOSEPH A. & MARY ANN YATES
431 SUNNYDALE WAY 5560 N. DIXIE
ELIZABETHTOWN, KY 42701 ELIZABETHTOWN, KY 42701

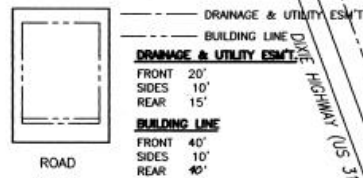
SCALE: 1 IN. = 40 FT. DATE: 04 NOV. 1999 AREA: 6.9069 ACRES DATE: 102-40-07-004

TURNER ENGINEERING
DIVISION OF NEW TURN INC.

FREDERICK FERRO
DEED BOOK 442 PAGE 304
A.K.A. BROOK NOE S/D
DEED BOOK 148 PAGE 282

LOT 2
5.3637 ACRES

LOT 1
1.5432 ACRES



LOT LINES AND EASEMENTS

TYPICAL UNLESS SHOWN
NO SCALE

LOCAL AVERAGE SQUARE FOOT STANDARD

NO DWELLING CONTAINING LESS THAN 1,250 SQUARE FEET OF LIVING SPACE IS ALLOWED IN THIS SUBDIVISION. THE EXISTING STRUCTURES SHOWN ON THIS PLAT ARE PRE-EXISTING STRUCTURES AND THEREFORE DO NOT NEED TO MEET THE LOCAL MINIMUM SQUARE FOOT STANDARD ESTABLISHED ON THIS SUBDIVISION PLAT.

HARDIN COUNTY BOARD OF HEALTH CERTIFICATION

Amended Hideaway Manor Lot 2 (2018)



UTILITY CERTIFICATION

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE MY PREVIOUSLY GRANTED EASEMENTS.

DATE 1-16-18 REPRESENTATIVE Kevin Recc
ELECTRIC COMPANY
DATE 1/16/18 REPRESENTATIVE Justin
TELEPHONE COMPANY
DATE 1-23-18 REPRESENTATIVE John Hadd
WATER COMPANY
DATE _____ REPRESENTATIVE _____
GAS COMPANY

PLAT LEGEND

- 1/2" X 24" STEEL REBAR SET WITH A YELLOW ID CAP STAMPED "G.S. TURNER PLS 2153"
- 1/2" X 24" STEEL REBAR SET WITH AN ORANGE ID CAP STAMPED "WITNESS PLS 2153"
- EXISTING 1/2" STEEL REBAR WITH A YELLOW ID CAP STAMPED "G.S. TURNER PLS 2153" UNLESS OTHERWISE NOTED HEREON
- II SECURITY LIGHTS
- △ EX. WOOD FENCE POST
- ▲ UNMARKED MEANDER POINTS
- E- C/L OF 20' OVERHEAD ELEC. ESMT.
- S/L- APPROX. C/L OF 10' ELEC. SERVICE LINE ESMT.
- UG- APPROX. C/L OF 20' UNDERGROUND ELEC. LINE ESMT.
- X- EXISTING FENCE LINE

AMENDED RECORD PLAT OF:

HIDEAWAY MANOR LOT 2

5608 NORTH DIXIE HWY, ELIZABETHTOWN, HARDIN CO., KENTUCKY

OWNER/CLIENT: POTTS & YATES, LLC.
5608 NORTH DIXIE HWY
ELIZABETHTOWN, KY. 42701

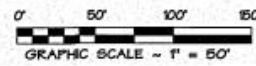
SCALE: 1 IN. = 50 FT. DWG. BY: J. LYNCH, PLS. FOR: 1782-40-02-003
DATE: 12/18/17 AREA: 7.059 ACRES DWG. NAME: C:\WORK\HARDIN\HIDEAWAY MANOR\17273
SHEET: 17-273 SOURCE: DEED BOOK 1117, PAGE 481

TURNER ENGINEERING
A DIVISION OF NEW BANKS INC.
5735 NORTH DIXIE HIGHWAY
ELIZABETHTOWN, KENTUCKY 42701
PH. (270) 737-3232 ~ FAX (270) 769-5497

GENERAL PLAT NOTES:

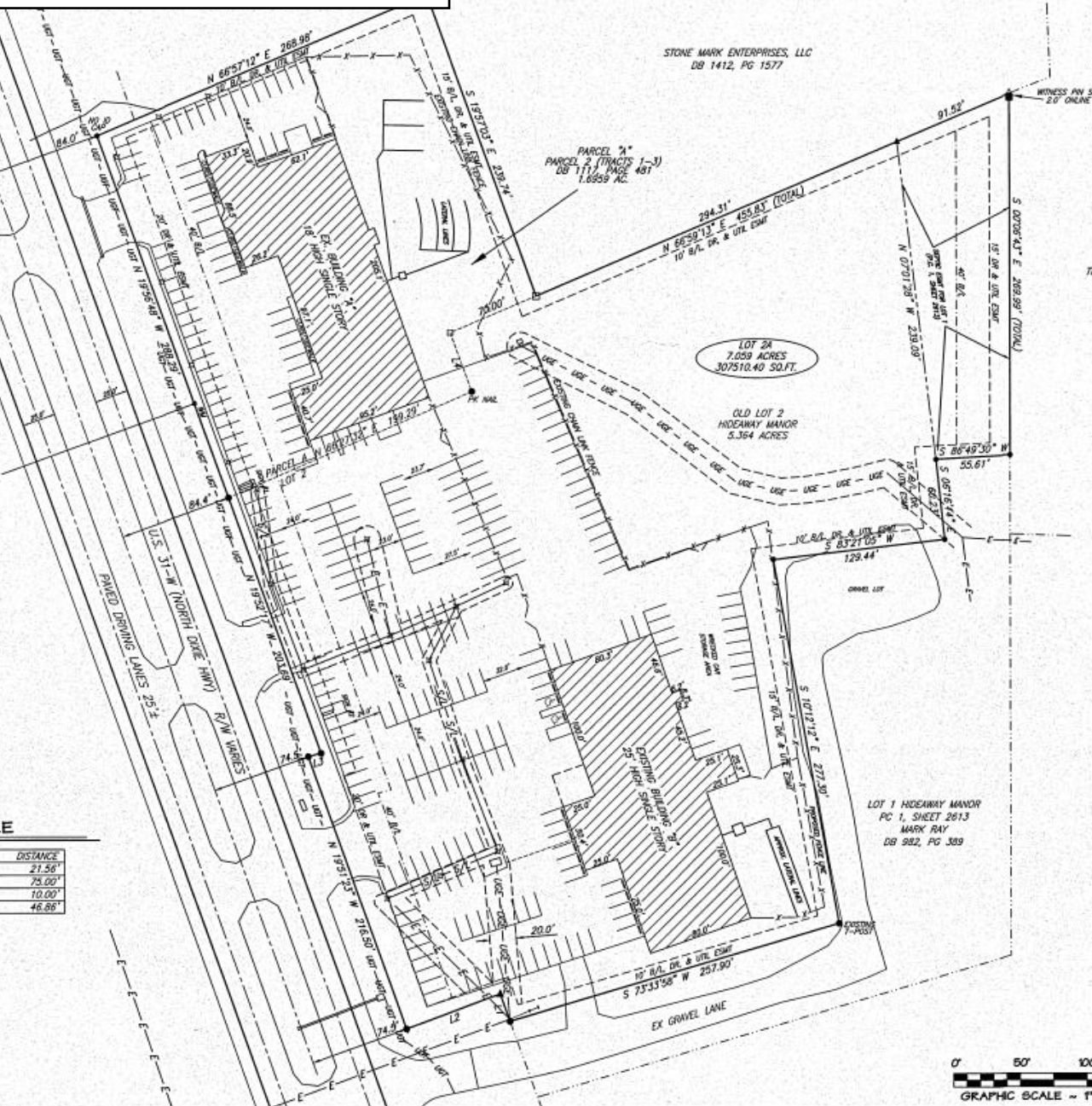
- SITE IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS OF RECORD OR IMPLIED AND SUBJECT TO LEGAL REVIEW AS TO CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS CONCERNING LAND DIVISIONS & SUBDIVISIONS.

Doc ID: 030874810001 Type: PLA
PLAT: PLAT
Recorded: 03/13/2018 at 10:02:02 AM
Serial: 2018-000027-02
Page 1 of 3
Fees: \$25.00
Hardin County Clerk
Debbie A. Gentry, Clerk
FILED 6222
I, Debbie Donnelly, County Clerk of Hardin County, Kentucky, hereby certify that the foregoing instrument has been duly recorded in my office.
By: KAYLYN BOWEN, dc



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 20°05'14" W	21.56'
L2	S 69°40'39" W	75.00'
L3	N 74°48'18" E	10.00'
L4	N 20°10'44" W	46.86'



TIMELINE OF EVENTS – Hardin County Honda

2018: Development Plan showing expanded parking lot, and dealership/body shop building addition

2016: Amended Conditional Use Permit 0.9 acre expansion onto the adjoining property to the North

2013: Body Shop Addition (Amended Development Plan)

2010: Body Shop (Conditional Use Permit, Amended Development Plan)

2006: Conditional Use Permit & Development Plan for Auto Sales/Display (95 vehicles on the north and 210 on the south)

2004: Development Plan for Addition to Building

1985: Conditional Use Permit for Auto Sales

2016 Amended CUP to allow for expansion of parking lot – Development Plan Required

Pursuant to Section 100.237 of the Kentucky Revised Statutes, as amended, and as per Section 5-3 (A) and Section 16 of the *Development Guidance System, 2009* Zoning Ordinance, the Board of Adjustment has authorized the issuance of a Conditional Use Permit for property described as a $\pm$ 0.9 acre site to the north of 5608 N Dixie Highway as recorded in Deed Book 1412, Page Number 1577 in the office of the Hardin County Clerk and identified by Property Valuation Administrator's Map Number 182-40-02-002, located in the North Dixie Corridor and zoned General Commercial C-2, to be used for an Automotive Sales (Hardin County Honda).

The Board of Adjustment has found that the above mentioned land use satisfies the goals and objectives of the *Planning for Growth: Comprehensive Development Guide, 2008* and the standards contained in the *Development Guidance System Zoning Ordinance* including the following standards for issuance:

- A. The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- B. The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- C. The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- D. The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- E. The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- F. The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Development Guide.

According to provisions of the Kentucky Revised Statutes, the Zoning Ordinance and the proceedings before the Board of Adjustment, the following conditions are placed on this Condition Use Permit and the use of this land:

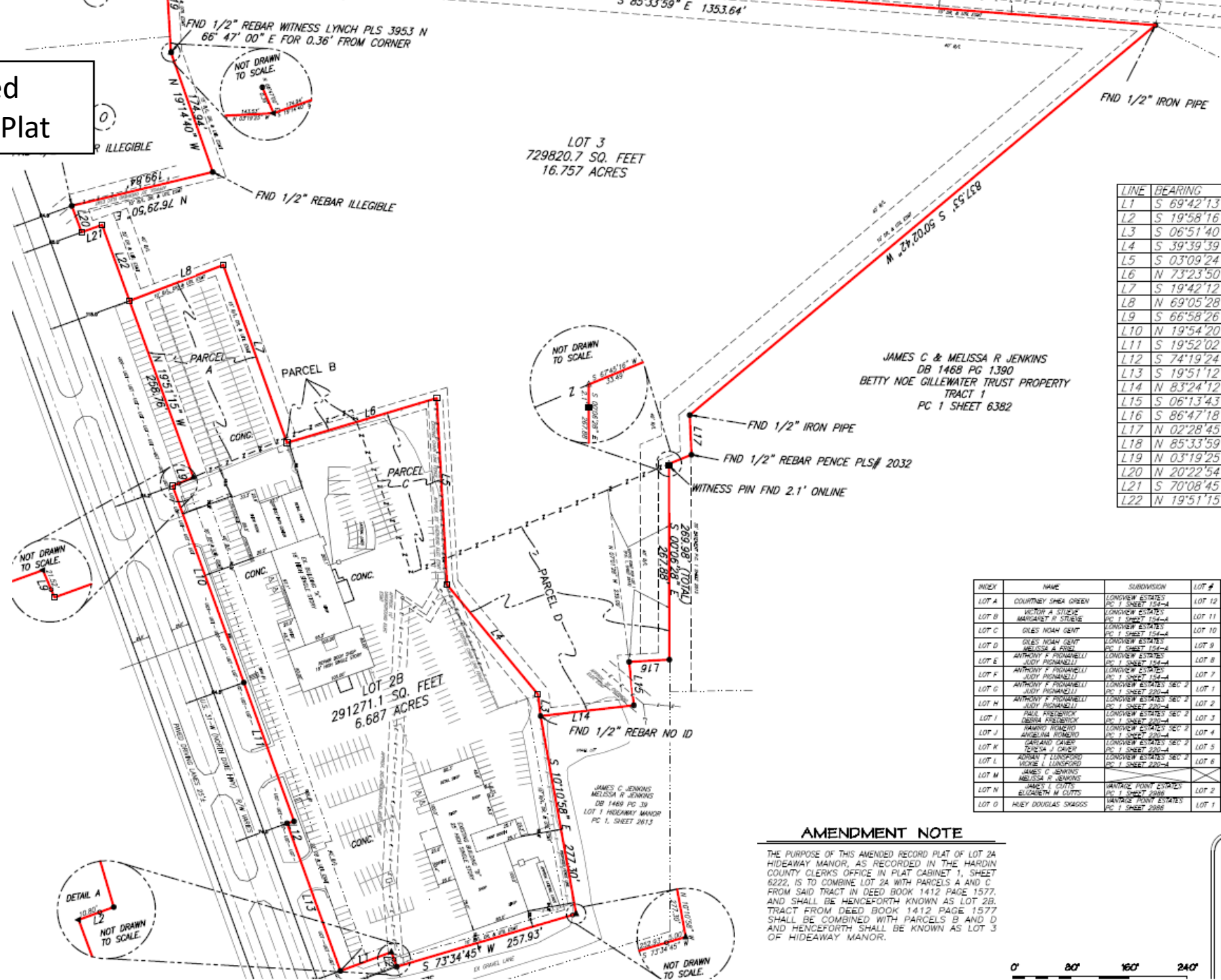
1. All Building activities shall conform to provisions of the Kentucky Building Code. Building and electric permits shall be acquired prior to the commencement of construction or alteration efforts.
2. All development activities shall be completed within the time limits prescribed by the Hardin County Development Guidance System, the Kentucky Building Code, the Commission, or the Board of Adjustment.

3. The Conditional Use shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations.
4. A maximum of ninety five (95) vehicles may be displayed on the North Lot and 210 on the South Lot and **135 vehicles on the adjoining 0.90 acre portion of the 16.3 acres tract to the north.**
5. The hours of operation shall be 6:00 AM to 9:00 PM on weekdays and 7:00 AM to 6 PM Saturdays and NO sales activities on Sundays.
6. The vegetative landscaping along the front of the property located on each side of the entrance on to North Dixie Highway must be maintained.
7. **An Amended Development Plan is required if the North Lot and South Lot are transferred with separate ownership.**
8. All wrecked or inoperable vehicles shall be parked in the designated parking area behind the proposed building and screened from view of the right of way and adjoining properties with a six (6) foot tall chain link fence with slats.
9. Landscaping in the form of bushes shall be required to screen the wrecked vehicle storage area from the adjoining property to the rear.
10. **An Amended Development Plan shall be submitted and approved in accordance with Development Guidance System, Section 6.**
11. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Beyond these conditions, the requirements of Section 100.237 of the Kentucky Revised Statutes shall be met; specifically subsections (4) and (5), to wit:

4. The administrative official shall review all conditional use permits, except those for which all conditions have been permanently satisfied, at least once annually and shall have the power to inspect the land or structure where the conditional use is located in order to ascertain that the landowner is complying with all of the conditions which are listed on the conditional use permit. If the landowner is not complying with all of the conditions listed on the conditional use permit, the administrative official shall report the fact in writing to the chairman of the Board of Adjustments. The report shall state specifically the manner in which the landowner is not complying with the conditions on the conditional use permit, and a copy of the report shall be furnished to the landowner at the same time that it is furnished to the chairman of the Board of Adjustments. The Board shall hold a hearing on the report within a reasonable time, and notice of the time and place of the hearing shall be furnished to the landowner at least one week prior to the hearing. If the Board finds that the facts alleged in the report of the administrative official are true and that the landowner has taken no steps to comply with them between the date of the report and the date of the hearing, the Board may authorize the administrative official to revoke the conditional use permit and take the necessary legal action to cause the termination of the activity on the land which the conditional use permit authorizes.
5. Once the Board of Adjustment has completed a conditional use permit and all the conditions required are of such type that they can be completely and permanently satisfied, the administrative official, upon request of the applicant, may, if the facts

Proposed Amended Plat



LINE	BEARING
L1	S 69°42'13"
L2	S 19°58'16"
L3	S 06°51'40"
L4	S 39°39'39"
L5	S 03°09'24"
L6	N 73°23'50"
L7	S 19°42'12"
L8	N 69°05'28"
L9	S 66°58'26"
L10	N 19°54'20"
L11	S 19°52'02"
L12	S 74°19'24"
L13	S 19°51'12"
L14	N 83°24'12"
L15	S 06°13'43"
L16	S 86°47'18"
L17	N 02°28'45"
L18	N 85°33'59"
L19	N 03°19'25"
L20	N 20°22'54"
L21	S 70°08'45"
L22	N 19°51'15"

INDEX	NAME	SUBDIVISION	LOT #
LOT A	COURTNEY SHER GREEN	LONGVIEW ESTATES PC 1 SHEET 154-A	LOT 12 C
LOT B	VICTOR A. STILES	LONGVIEW ESTATES PC 1 SHEET 154-A	LOT 11 D
LOT C	DALE NOAH GENT	LONGVIEW ESTATES PC 1 SHEET 154-A	LOT 10 D
LOT D	DALE NOAH GENT	LONGVIEW ESTATES PC 1 SHEET 154-A	LOT 9 D
LOT E	ANTHONY F. PRONAVELLI JUDY PRONAVELLI	LONGVIEW ESTATES PC 1 SHEET 154-A	LOT 8 D
LOT F	ANTHONY F. PRONAVELLI JUDY PRONAVELLI	LONGVIEW ESTATES PC 1 SHEET 154-A	LOT 7 D
LOT G	ANTHONY F. PRONAVELLI JUDY PRONAVELLI	LONGVIEW ESTATES SEC 2 PC 1 SHEET 200-A	LOT 1 D
LOT H	ANTHONY F. PRONAVELLI JUDY PRONAVELLI	LONGVIEW ESTATES SEC 2 PC 1 SHEET 200-A	LOT 2 D
LOT I	PAUL ANDREWICK DEBRA ANDREWICK	LONGVIEW ESTATES SEC 2 PC 1 SHEET 200-A	LOT 3 D
LOT J	HAROLD ROMERO ANGELINA ROMERO	LONGVIEW ESTATES SEC 2 PC 1 SHEET 200-A	LOT 4 D
LOT K	CARLAND CABLEY TODD J. CABLEY	LONGVIEW ESTATES SEC 2 PC 1 SHEET 200-A	LOT 5 D
LOT L	ADRIAN J. LINDSFOED VERNE L. LINDSFOED	LONGVIEW ESTATES SEC 2 PC 1 SHEET 200-A	LOT 6 D
LOT M	JAMES C. JENKINS MELISSA R. JENKINS	LOT 1 HIDEAWAY MANOR PC 1, SHEET 261.5	LOT 2 D
LOT N	JAMES I. CUTTS ELIZABETH M. CUTTS	HAYMAZE POINT ESTATES PC 1 SHEET 200-A	LOT 2 D
LOT O	HUBBY DOUGLAS SHAGGS	HAYMAZE POINT ESTATES PC 1 SHEET 200-A	LOT 1 D

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED RECORD PLAT OF LOT 2A HIDEAWAY MANOR, AS RECORDED IN THE HARDIN COUNTY CLERK'S OFFICE IN PLAT CABINET 1, SHEET 6222, IS TO COMBINE LOT 2A WITH PARCELS A AND C FROM SAID TRACT IN DEED BOOK 1412 PAGE 1577, AND SHALL BE HENCEFORTH KNOWN AS LOT 2B. TRACT FROM DEED BOOK 1412 PAGE 1577 SHALL BE COMBINED WITH PARCELS B AND D AND HENCEFORTH SHALL BE KNOWN AS LOT 3 OF HIDEAWAY MANOR.

0' 80' 160' 240'

729820.7 SQ. FEET
16.757 ACRES

Hardin County Honda
now acquiring
expanded parking area
– leaving Lot 3 with
150.28' frontage

150.28'

FND 1/2" REBAR ILLEGIBLE

NOT DRAWN
TO SCALE.

— FND 1/2

- FND 1/2" RL

WITNESS PIN FND 2

NOT DRAWN
TO SCALE.

LOT 2B
291271.1 SQ. FEET
6.687 ACRES

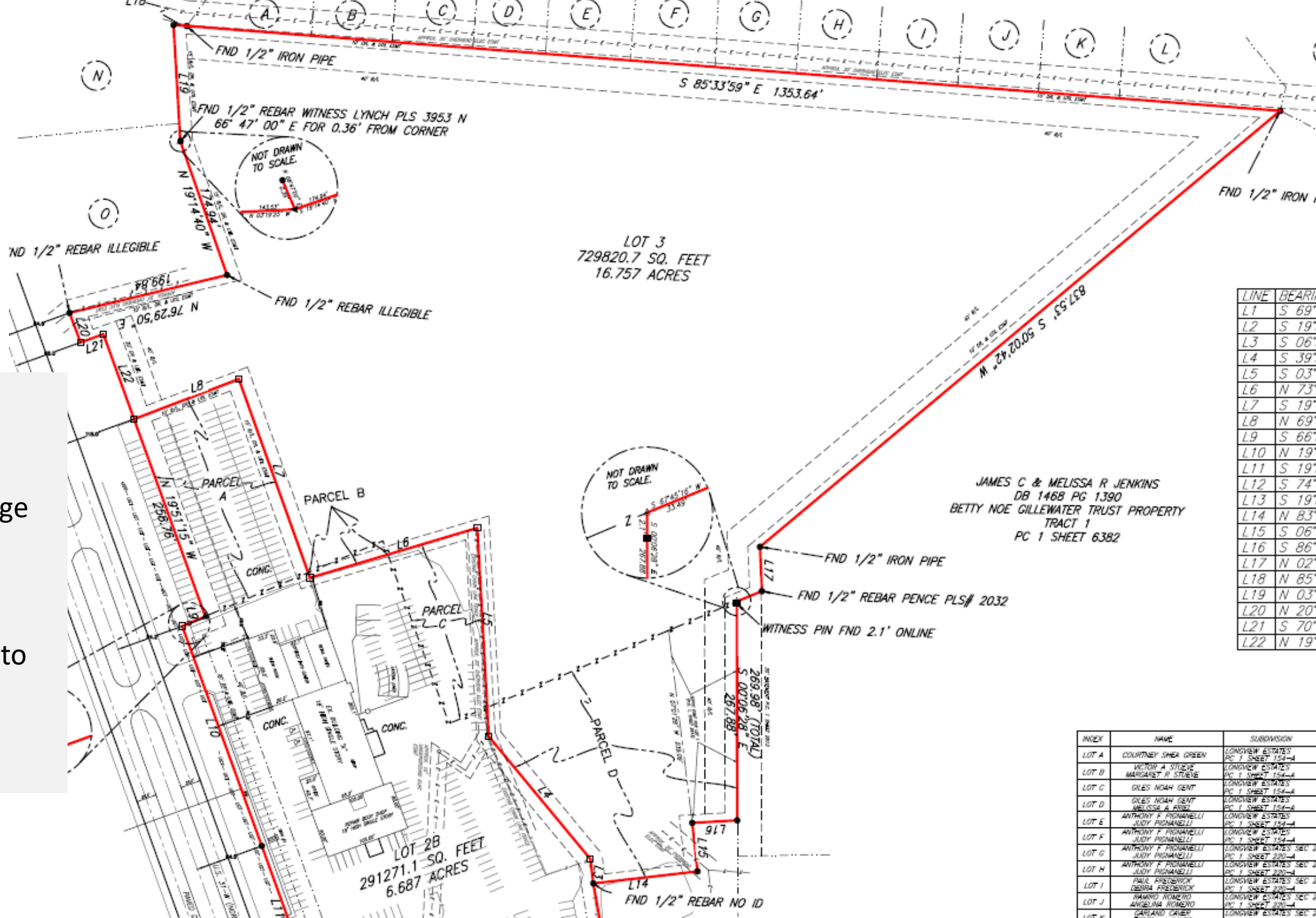
267.88' / S 00°06'28" E 269.98' (TOTAL) / N° BASEMENT P.C. / SHEET 2013

FND 1/2" REBAR NO ID

Proposed lot only has
150.28' of road frontage
& 1470' of depth

Zoning Ordinance
requires 1:3 lot width to
length ratio

= 1:10.2 ratio



LINE	BEARING
L1	S 69°
L2	S 19°
L3	S 06°
L4	S 39°
L5	S 03°
L6	N 73°
L7	S 19°
L8	N 69°
L9	S 66°
L10	N 19°
L11	S 19°
L12	S 74°
L13	S 19°
L14	N 83°
L15	S 06°
L16	S 86°
L17	N 02°
L18	N 85°
L19	N 03°
L20	N 20°
L21	S 70°
L22	N 19°

INDEX	NAME	SUBDIVISION
LOT A	COURTNEY SHEA GREEN	LONGVIEW ESTATES PC 1 SHEET 154-4
LOT B	VICTOR A STEVE MARGARET M STEVE	LONGVIEW ESTATES PC 1 SHEET 154-6
LOT C	GILES NODAH GENT	LONGVIEW ESTATES PC 1 SHEET 154-6
LOT D	GILES NODAH GENT MELISSA A FRIST	LONGVIEW ESTATES PC 1 SHEET 154-6
LOT E	ANTHONY P FRIAMANELLI JUDY FRIAMANELLI	LONGVIEW ESTATES PC 1 SHEET 154-6
LOT F	ANTHONY P FRIAMANELLI JUDY FRIAMANELLI	LONGVIEW ESTATES PC 1 SHEET 154-6
LOT G	ANTHONY P FRIAMANELLI JUDY FRIAMANELLI	LONGVIEW ESTATES SEC 2 PC 1 SHEET 220-4
LOT H	ANTHONY P FRIAMANELLI JUDY FRIAMANELLI	LONGVIEW ESTATES SEC 2 PC 1 SHEET 220-4
LOT I	PAUL FRIEDBERG DEBRA FRIEDBERG	LONGVIEW ESTATES SEC 2 PC 1 SHEET 220-4
LOT J	RAMIRO ROMERO ANGELINA ROMERO	LONGVIEW ESTATES SEC 2 PC 1 SHEET 220-4
LOT K	CARLAD CAVEY	LONGVIEW ESTATES SEC 2













06/16/1996 - 10/1/2026

Permit Date	Owner Name	Site Address	Project / Subdivision Name	Acres (All Permits)	Frontage (VAR)	Depth (VAR)	Status	RATIO
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Group: C-1 - CONVENIENCE COMMERCIAL ZONE

8/17/2020	BIRD TINA & DARRELL - ETAL-	S RAILROAD STREET, CECILIA, KY	RATIO AND MINIMUM ROAD FRONTAGE	3.900	40.10	548.94	APPROVED	13.69
1/23/2023	BUCHANAN PROPERTY GROUP LLC - ETAL-	LEITCHFIELD ROAD, CECILIA, KY	BUCHANAN FARM SUBDIVISION, SECTION 2	5.770	75.30	831.26	APPROVED	11.04
2/11/2026	DALTON STEVEN & LINDA	1832 BACON CREEK ROAD, ELIZABETHTOWN, KY, 42701	COVEY WAY SUBDIVISION, LOT 1B	2.563	101.76	680.23	APPROVED	6.68
11/6/2015	CATLETT BERNICE HUMBLE	LEITCHFIELD RD (US 62)	ALTEC	0.000	202.52	1,209.51	APPROVED	5.97
3/31/2009	THOMAS PHILIP & REBECCA	0 SAINT AMBROSE CHURCH LANE	LOT WIDTH TO LENGTH RATIO (1:3) / SKEES ACRES SUBDIVISION	12.787	275.55	1,120.50	APPROVED	4.07
10/25/2012	TTCC RENTALS C/O PAUL & DIANE TAYLOR	RINEYVILLE BIG SPRINGS ROAD	/ SAGEBRUSH CORNER SECTION 2, LOT 3B	3.099	163.00	514.00	WITHDRAWN	3.15

Group Total: 6**Group: C-2 - GENERAL COMMERCIAL ZONE**

8/31/2026	STONE MARK ENTERPRISES LLC	5608 N DIXIE HWY	HIDEAWAY MANOR LOT 3	16.757	150.28	1,470.00	PENDING	9.78

Group Total: 1

**Variances
from ratio in
commercial
zones**

TURNER ENGINEERING

5735 N. Dixie Hwy. | Elizabethtown, Kentucky 42701 | 270-737-3232
gturner@msn.com

SUPPLEMENTAL VARIANCE JUSTIFICATION

Proposed Lot 3 - U.S. Highway 31-W

C-2 General Commercial Zone - Hardin County, Kentucky

Explanation of Request

Variance from the C-2 width-to-length ratio requirement for proposed Lot 3, containing approximately 16.757 acres with 150.27 feet of U.S. Highway 31-W frontage and approximately 1,471 feet maximum depth. Applicant requests approval of a maximum 1:10 width-to-length ratio (approximately 1:9.79 as proposed) for development of a mini-storage/self-storage facility. See this Supplemental Variance Justification and Exhibit "A".

Variance Requested and Dimensional Summary

The Applicant respectfully requests relief from the Hardin County C-2 width-to-length requirement of 1:3 until a parcel has 300 feet of road frontage, to permit proposed Lot 3 to have a maximum width-to-length ratio of 1:10.

Proposed Lot 3 area	729,620.3 sq. ft. / 16.757 acres
U.S. Highway 31-W frontage	150.27 ft.
Maximum parcel depth	Approx. 1,471 ft.
Maximum depth under 1:3 standard	450.81 ft.
Actual proposed maximum ratio	Approx. 1:9.79
Requested maximum ratio	1:10
Additional maximum depth requested	Approx. 1,020.19 ft.

The proposed subdivision plat showing Lot 3 and the existing Honda dealership/remainder property is incorporated by reference and attached to the variance application as Exhibit "A".

Property Configuration, Proposed Use, and Highway Access

Proposed Lot 3 consists of substantial C-2 commercial acreage extending behind the existing Honda automobile dealership. The configuration is materially different from a conventional shallow highway-front commercial lot. The requested division allows the rear acreage to be separately and reasonably utilized without unnecessarily consuming additional U.S. Highway 31-W frontage or disrupting the established dealership improvements.

The proposed use of Lot 3 is mini-storage/self-storage warehouses, a comparatively low-traffic commercial use that is particularly well suited to a deep parcel configuration. The parcel's substantial depth therefore does not create traffic demand proportionate to its acreage or depth.

The Honda dealership presently has three entrances serving its operation from U.S. Highway 31-W. In connection with the new Lot 3 access, the Kentucky Transportation Cabinet (KYTC) requires the proposed Lot 3 entrance to be right-in/right-out and requires one of the dealership's existing entrances to be closed. The dealership will thereafter retain two entrances of its own. The proposal therefore substitutes a controlled right-in/right-out access for an existing dealership access rather than simply adding another unrestricted commercial access point.

Findings Necessary for Granting the Request

1. Public health, safety, and welfare.

Granting the variance will not adversely affect public health, safety, or welfare. The request concerns parcel geometry rather than an increase in zoning intensity. The proposed mini-storage/self-storage use is comparatively low traffic. In addition, the new Lot 3 entrance will be restricted to right-in/right-out movements and one existing dealership entrance will be closed in accordance with the KYTC access arrangement.

2. Essential character of the general vicinity.

Granting the variance will not alter the essential character of the general vicinity. The property is C-2 commercial property on the U.S. Highway 31-W commercial corridor, and the adjoining/remainder property

TURNER ENGINEERING

5735 N. Dixie Hwy. | Elizabethtown, Kentucky 42701 | 270-737-3232
gturner@msn.com

is already developed as an automobile dealership. The proposed use is commercial in nature. The requested relief changes only the dimensional relationship between parcel width and depth.

3. Hazard or nuisance to the public.

Granting the variance will not cause a hazard or nuisance to the public. The proposed low-traffic use, right-in/right-out entrance, and closure of one existing dealership entrance limit traffic conflicts. The parcel will remain subject to all other applicable requirements governing access, building placement, drainage, parking, fire access, landscaping, buffering, and site development.

4. Unreasonable circumvention of the zoning regulations.

Granting the variance will not allow an unreasonable circumvention of the zoning regulations. The Applicant is not requesting a zoning change, incompatible use, reduced minimum frontage, or undersized commercial lot. Lot 3 contains approximately 16.757 acres and has 150.27 feet of U.S. Highway 31-W frontage. The request is limited to the width-to-length requirement and responds to the physical relationship between the existing dealership, the substantial rear acreage, and the KYTC access arrangement.

Considerations Identified on the Hardin County Variance Application

Special circumstances not generally applicable to land in the vicinity or same zone.

Substantial acreage lies behind an established automobile dealership with existing improvements and established highway access. The practical means of separately utilizing the rear acreage must accommodate the existing dealership and KYTC access-management requirements. These circumstances produce an unusually deep parcel unlike a conventional undeveloped highway-front commercial tract.

Reasonable use / unnecessary hardship.

Strict application of the 1:3 standard would limit a parcel having 150.27 feet of frontage to approximately 450.81 feet of depth. Compliance would require substantially greater highway frontage to accompany the depth necessary to place the rear acreage into reasonable use, interfering with the existing dealership configuration and consuming highway frontage solely to satisfy a mathematical parcel ratio without a corresponding traffic, safety, or land-use benefit.

Circumstances resulting from actions after adoption of the regulation.

The requested variance is being sought through the established approval process before development proceeds in reliance upon the requested dimensional relief. The request is not presented as relief from a willful zoning violation. Rather, it is part of the proposed subdivision and development of the property.

Additional Board of Adjustment Guidelines

Health, safety, and welfare of the community

As described above, the low-traffic use and KYTC-controlled access arrangement support approval.

Essential character of the existing neighborhood

The property remains C-2 commercial and the proposed use is compatible with the established commercial corridor.

Municipal services

The width-to-length variance itself does not increase permitted zoning intensity or create an unusual demand on municipal services. The mini-storage use is not expected to generate the service demand associated with many higher-occupancy commercial uses.

Traffic, parking, population density, and environmental problems

The proposed mini-storage use is comparatively low traffic and low occupancy. Parking and site development remain subject to applicable requirements. The right-in/right-out entrance and closure of one existing dealership entrance address highway traffic conflicts.

TURNER ENGINEERING

5735 N. Dixie Hwy. | Elizabethtown, Kentucky 42701 | 270-737-3232
gturner@msn.com

Harmony with the intent and purpose of the Zoning Ordinance and Comprehensive Plan

The requested relief allows C-2 property on an established commercial corridor to remain in commercial use while preserving an existing commercial development and implementing a controlled highway-access arrangement. The variance is dimensional and does not change the underlying C-2 zoning classification.

Public need or convenience

The variance permits practical use of otherwise difficult-to-configure rear commercial acreage without requiring unnecessary additional highway frontage and while accommodating KYTC access-management requirements. The proposed low-traffic use is suited to this configuration.

Conclusion and Professional Recommendation

The actual proposed maximum width-to-length ratio of Lot 3 is approximately 1:9.79. Approval of a maximum 1:10 ratio provides reasonable dimensional tolerance while closely matching the proposed plat. The requested relief is limited to parcel geometry; Lot 3 remains a substantial 16.757-acre C-2 commercial parcel with 150.27 feet of frontage.

In my professional opinion as a Kentucky Professional Engineer, the requested maximum 1:10 width-to-length ratio is reasonable for this property and proposed use. The configuration allows practical use of substantial rear commercial acreage, preserves the existing Honda dealership, and works in conjunction with the KYTC-controlled access arrangement. The requested variance should not adversely affect public health, safety, or welfare; alter the essential character of the vicinity; create a public hazard or nuisance; or constitute an unreasonable circumvention of the zoning regulations.

Turner Engineering therefore respectfully recommends approval of the requested maximum 1:10 width-to-length ratio for proposed Lot 3, subject to all other applicable Hardin County and Kentucky Transportation Cabinet requirements.

Respectfully submitted,

Glenn S. Turner

Digitally signed by Glenn S.
Turner
Date: 2026.08.28 16:01:49 -04'00'

Glenn S. Turner, P.E., P.L.S.
Turner Engineering
Kentucky Professional Engineer
Date: _____

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
 - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

(B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

1. To allow for a Variance from the 1:3 lot width-to-length ratio to allow for the property to be further subdivided so the parking area is on the same lot as the business.
2. An Amended Record Plat Shall be required and shall substitute for the Site Plan.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

OR

Motion to Deny

Owners: Shawn, Tim & Jordan Riggs



Location A proposed 2.513 acre site located at 838 Copelin Road,
White Mills, KY

Zoned Rural Residential (R-2)

Request for a Variance from the minimum road frontage requirement and the 1:3 lot width-to-length ratio to allow for the property to be further subdivided creating a 2.513 acre lot from a 44 acre tract

838 Copelin Road

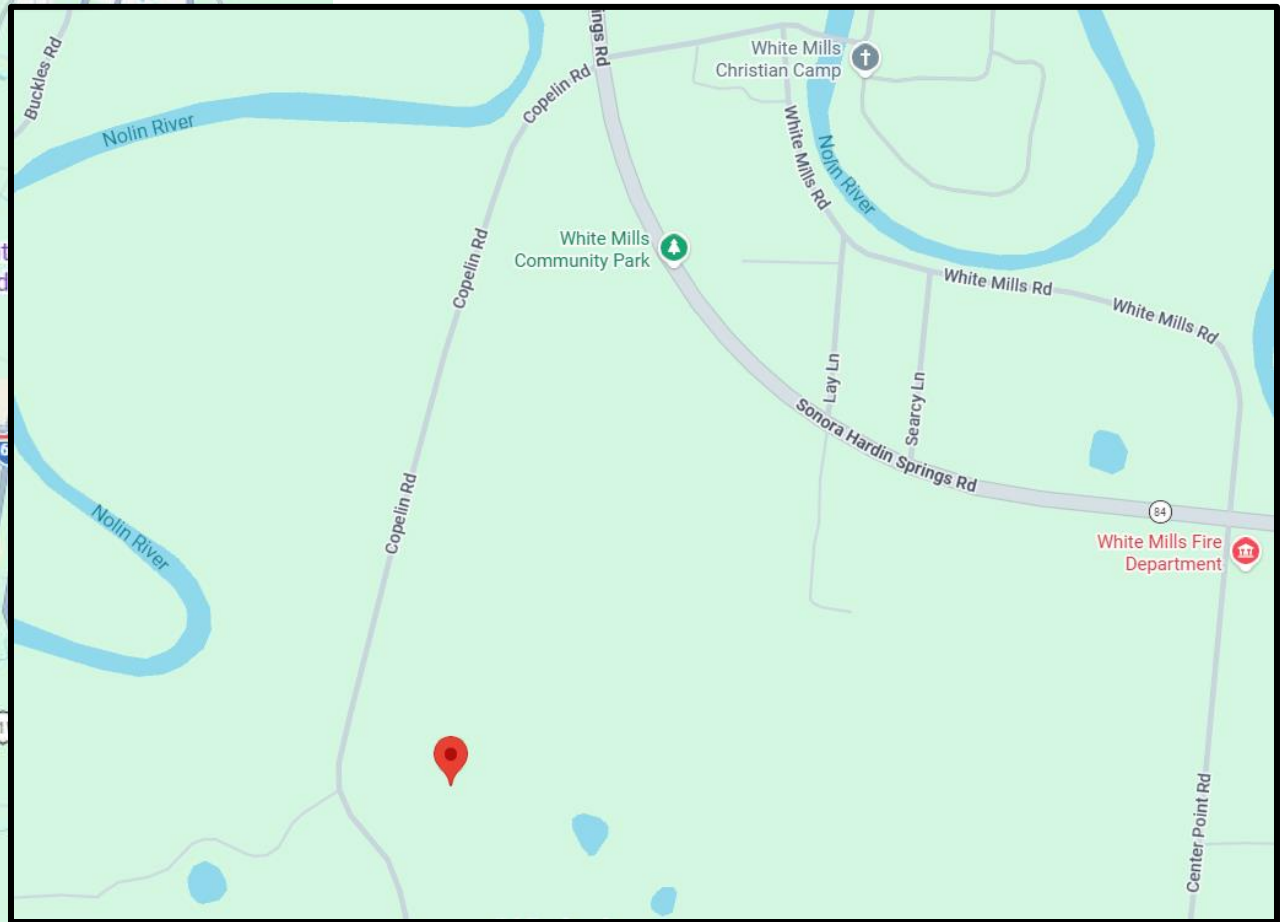
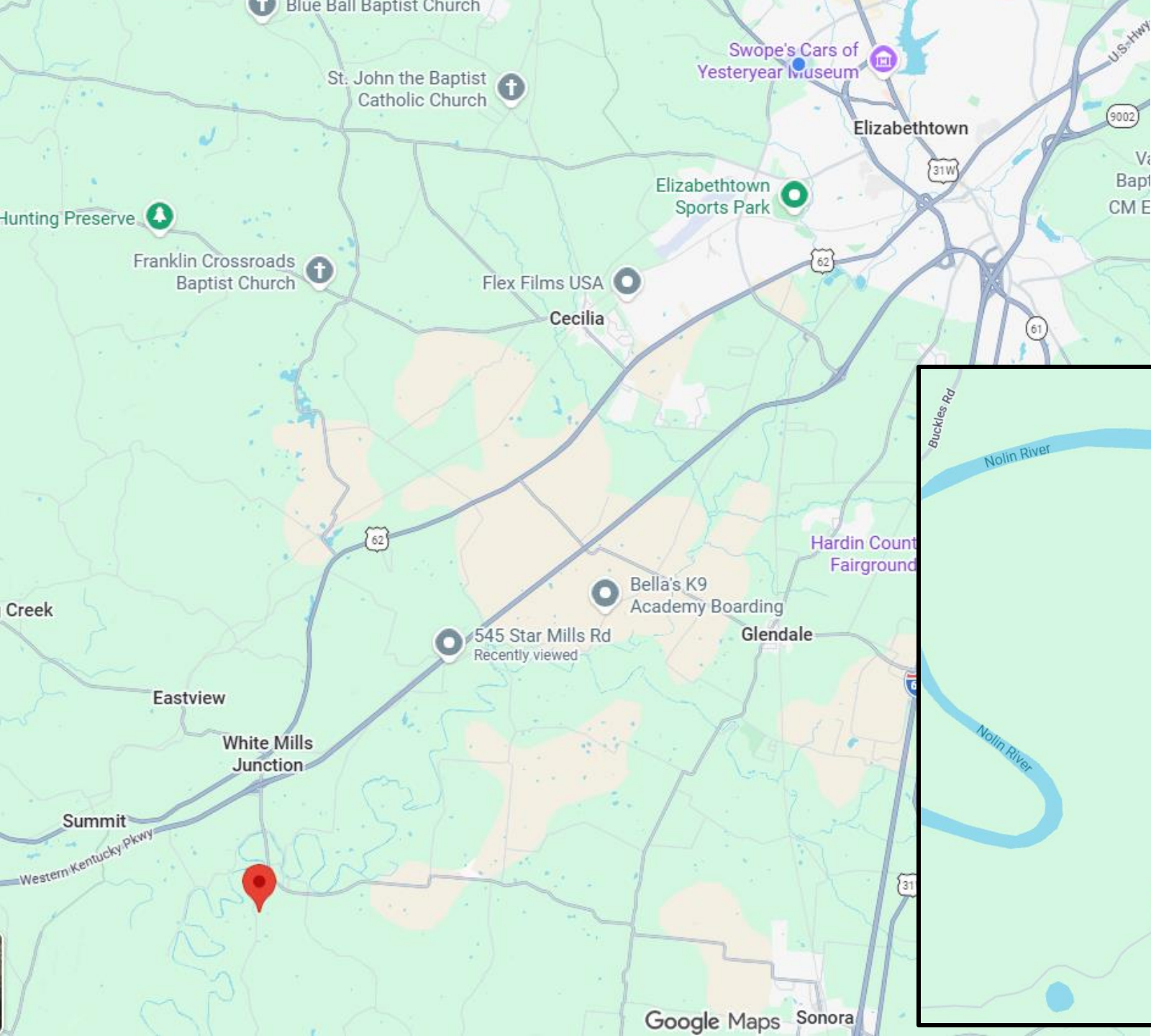
Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features Map**
- D. Analysis of the Site**
- E. Proposed Plat**
- F. Photos of the site**
- G. Analysis of Other Road Frontage & Ratio Variances**
- H. *Comprehensive Development Guide**
- I. *Development Guidance System Ordinance**

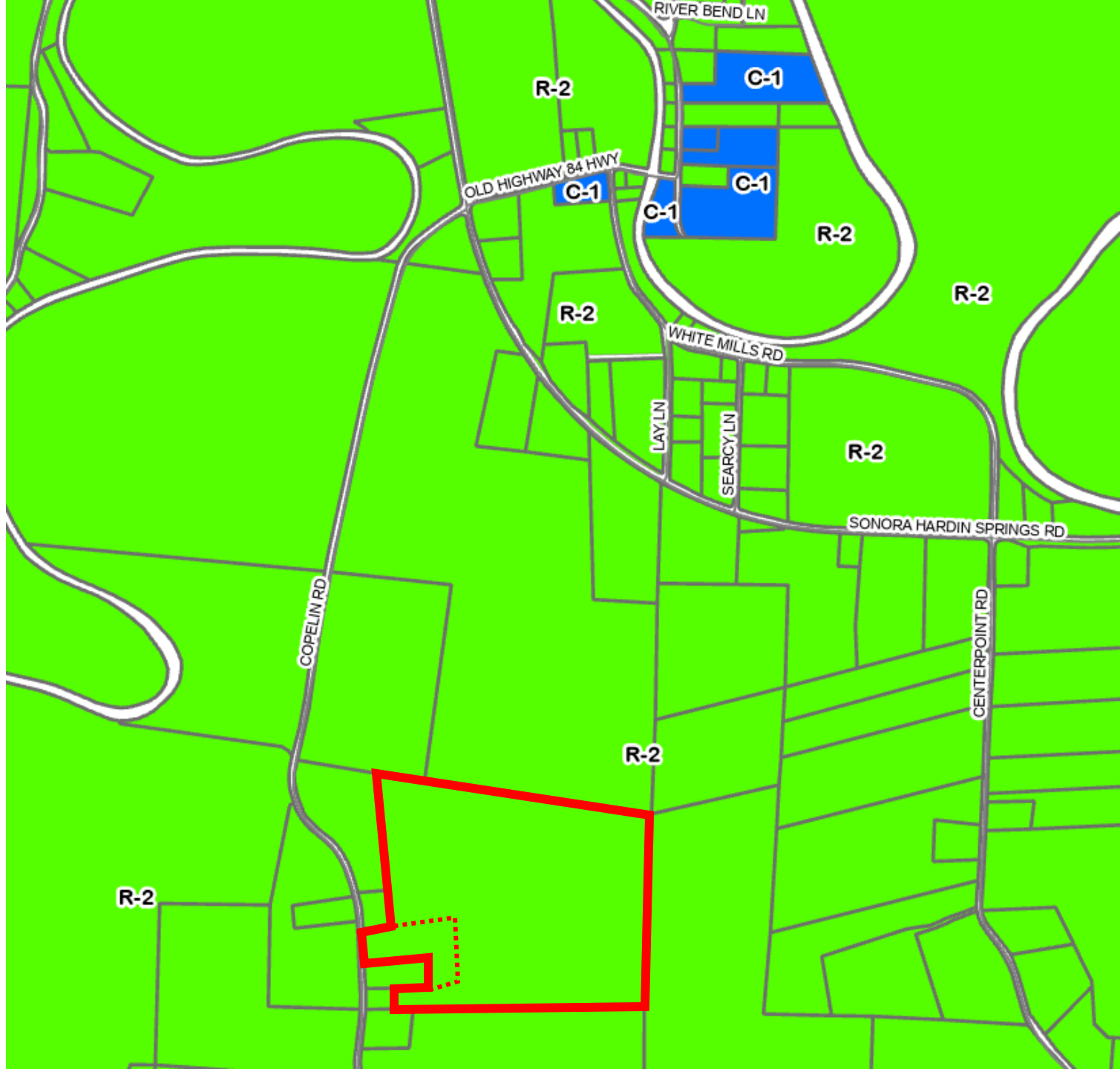
* Not Provided in PowerPoint

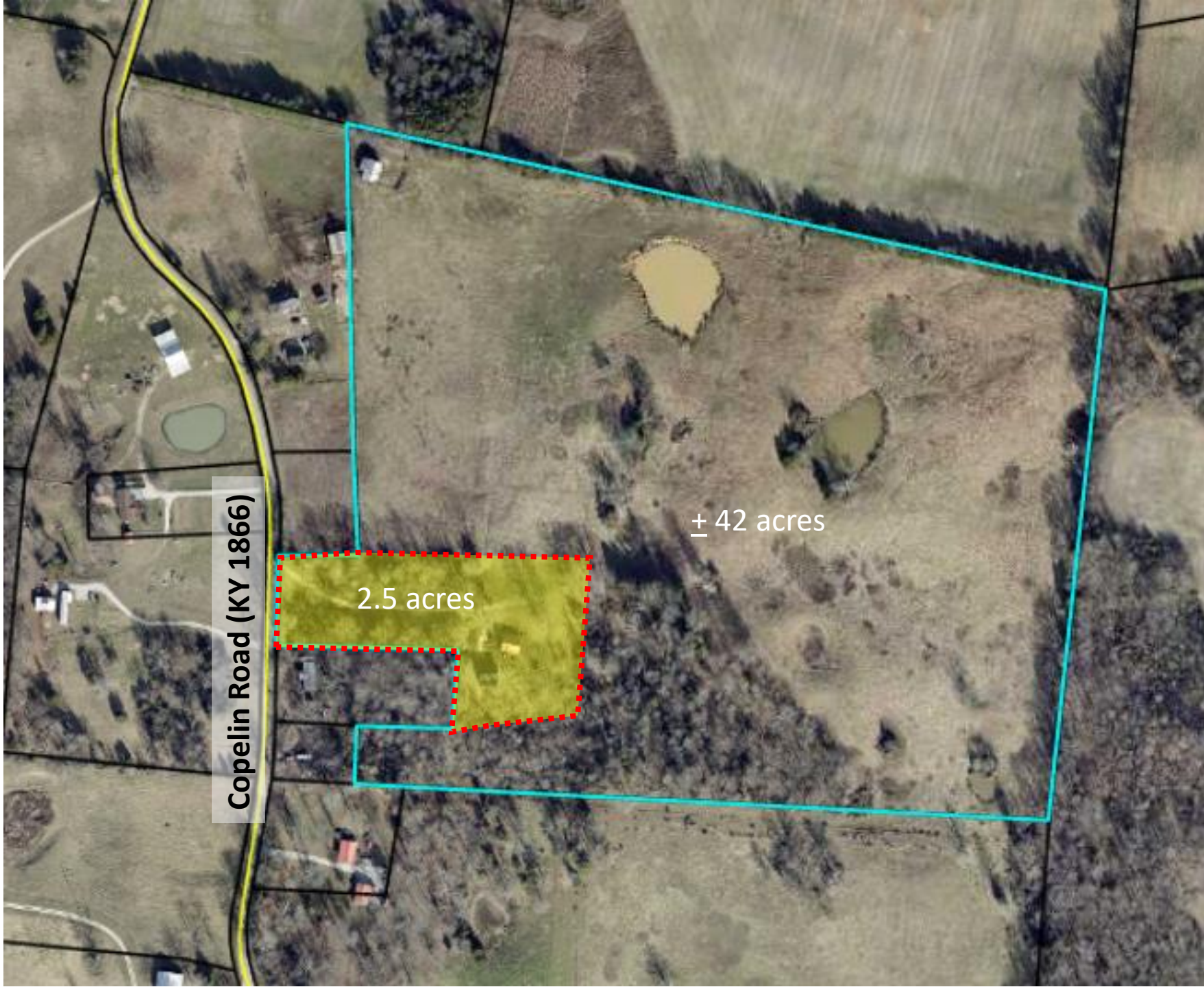


☐ MasterZone

DISTRICT

- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4



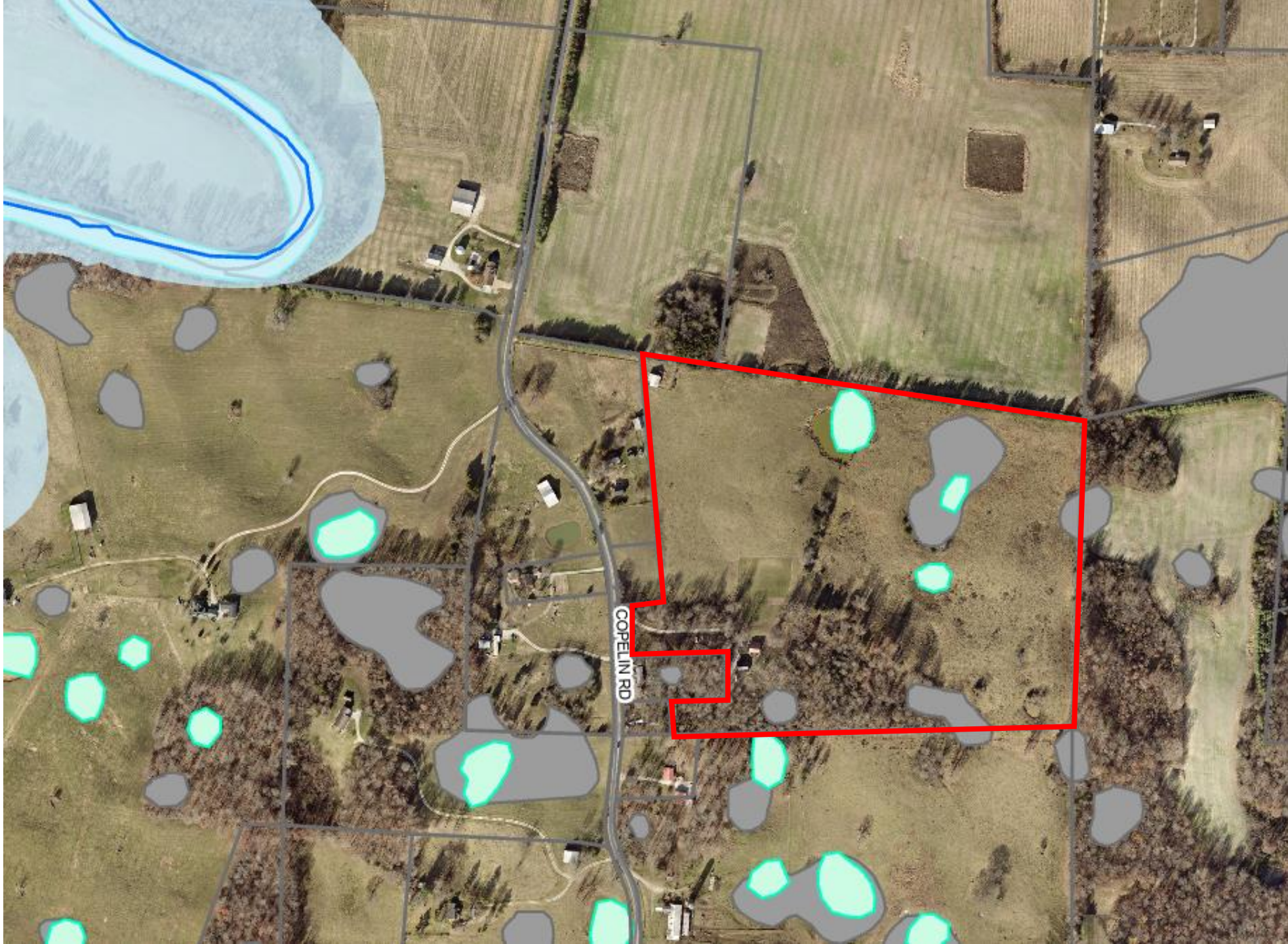


Copelin Road (KY 1866)

± 42 acres

2.5 acres

- ☐ ☒ Streams 2023
- ☐ ☒ Hardin_Wetlands
- ☐ ☒ Hardin_100Flood
- ☐ ☒ hardin_sinkhole





1,604 sq. ft. home (2013)



**35'x35' detached building
w/ 6' covered porch**

KY. HWY. 1866 (COPELIN RD.)
40 FT. RIW (P.C. 1 SHEET 7476)
20' +/- ASPHALT SURFACE

BARRY BORDERS
D.B. 844 PG. 665

TIMOTHY E., SHAWN T.
(WIFE) AND JORDAN
RIGGS
D.B. 1602 PG. 201

WOOD CORNER POST
N 44°34'15" W 0.38'
FROM REFERENCE PIN SET

S 86°45'00" E 158.53'

S 86°18'46" E 446.20'

10' B/L. UTILITY & DRAIN ESMT.

1
2.513 Ac.

CRUSHED STONE DRIVE

30' NOLIN RECC EASEMENT

10' B/L. UTILITY & DRAIN ESMT.

N 86°04'57" W 381.70'

CALVIN PRICE
D.B. 340 PG. 37

SINKHOLE

N 01°54'59" E 115.20'

10' B/L. UTILITY & DRAIN ESMT.

S 75°17'26" W 82.19'

15' B/L. UTILITY & DRAIN ESMT.
S 61°43'54" W 145.77'

15' B/L. UTILITY & DRAIN ESMT.
S 08°20'27" W 170.85'

RESIDENCE

GARAGE

SINKHOLE

CALVIN PRICE
D.B. 215 PG. 257

TIMOTHY E., SHAWN T.
(WIFE) AND JORDAN
RIGGS
D.B. 1602 PG. 201



1,604 sq. ft. home (2013)



35'x35'detached building
w/ 6' covered porch

VARIANCE REQUESTS

Proposed lot (existing farm) only has
158.47' of road frontage

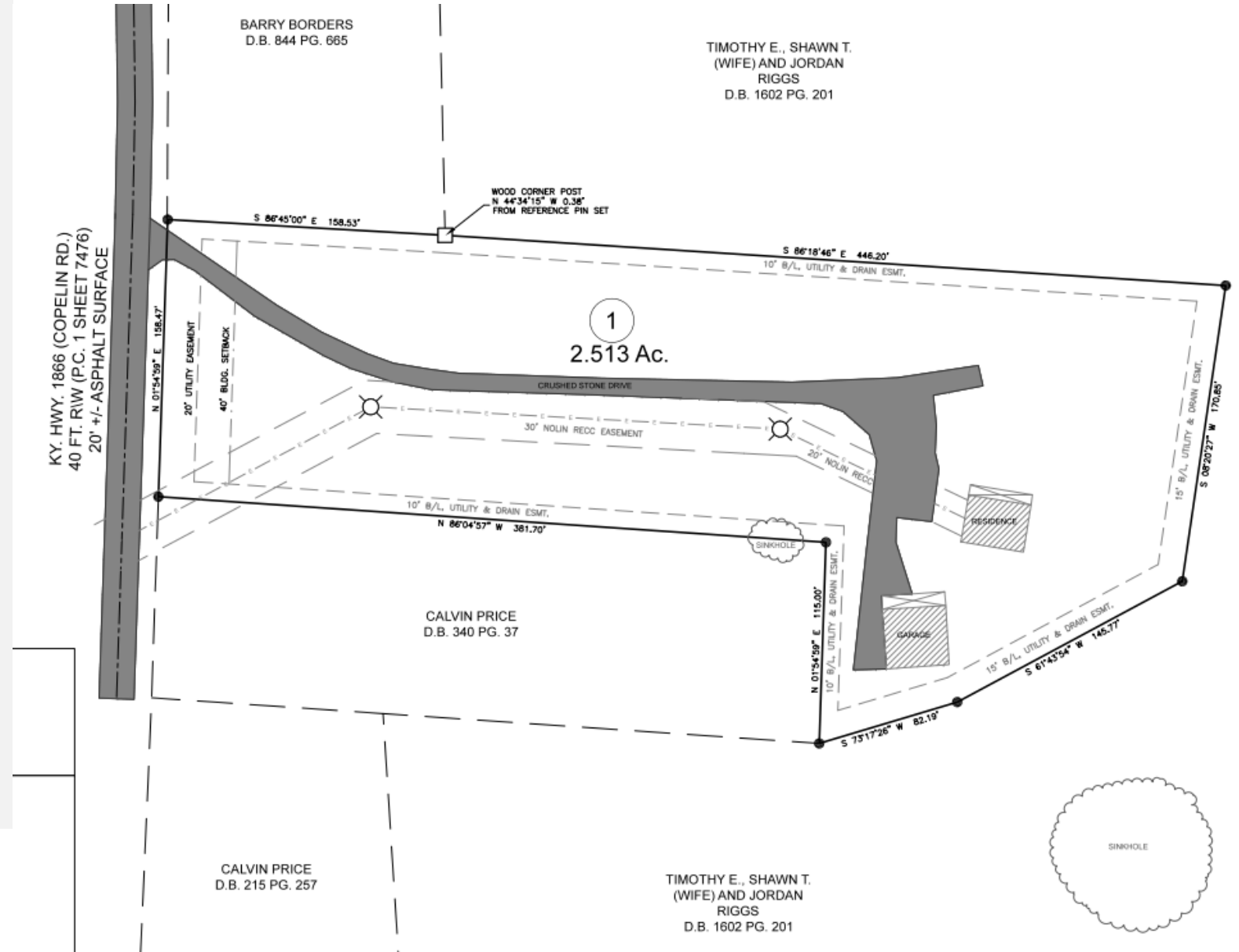
Zoning Ordinance requires 200' of road
frontage

41.53' Variance required for road frontage

Zoning Ordinance allows 1:3 lot width-to-
length ratio (max)

158.47' frontage – 604.73' average depth

1 : 3.8 ratio







Detached structure did not obtain building or electrical permits / inspections. Will require signed and stamped plans from both a structural engineer & an electrical engineer for approval



2020 Aerial Photo

















Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
 - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

(B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

1. To allow for a Variance from the minimum road frontage and 1:3 lot width-to-length ratio to allow for the property to be further subdivided so each home is on its own lot.
2. Building & Electrical permits and the required building, electrical, plumbing, septic and hvac inspections are required for the detached accessory structure prior to the recording of the plat.
3. An Amended Record Plat Shall be required and shall substitute for the Site Plan.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

OR

Motion to Deny

Owners: Joseph & Lavina House
Charles & Karen House



Location A proposed 6.104 acre site located at 1399 Harris School Road,
Rineyville, KY

Zoned Rural Residential (R-2)

Request for a Variance from the government maintained road frontage requirement to allow for the property to be further subdivided creating a 6.104 acre lot from a 25 acre tract

1399 Harris School Road

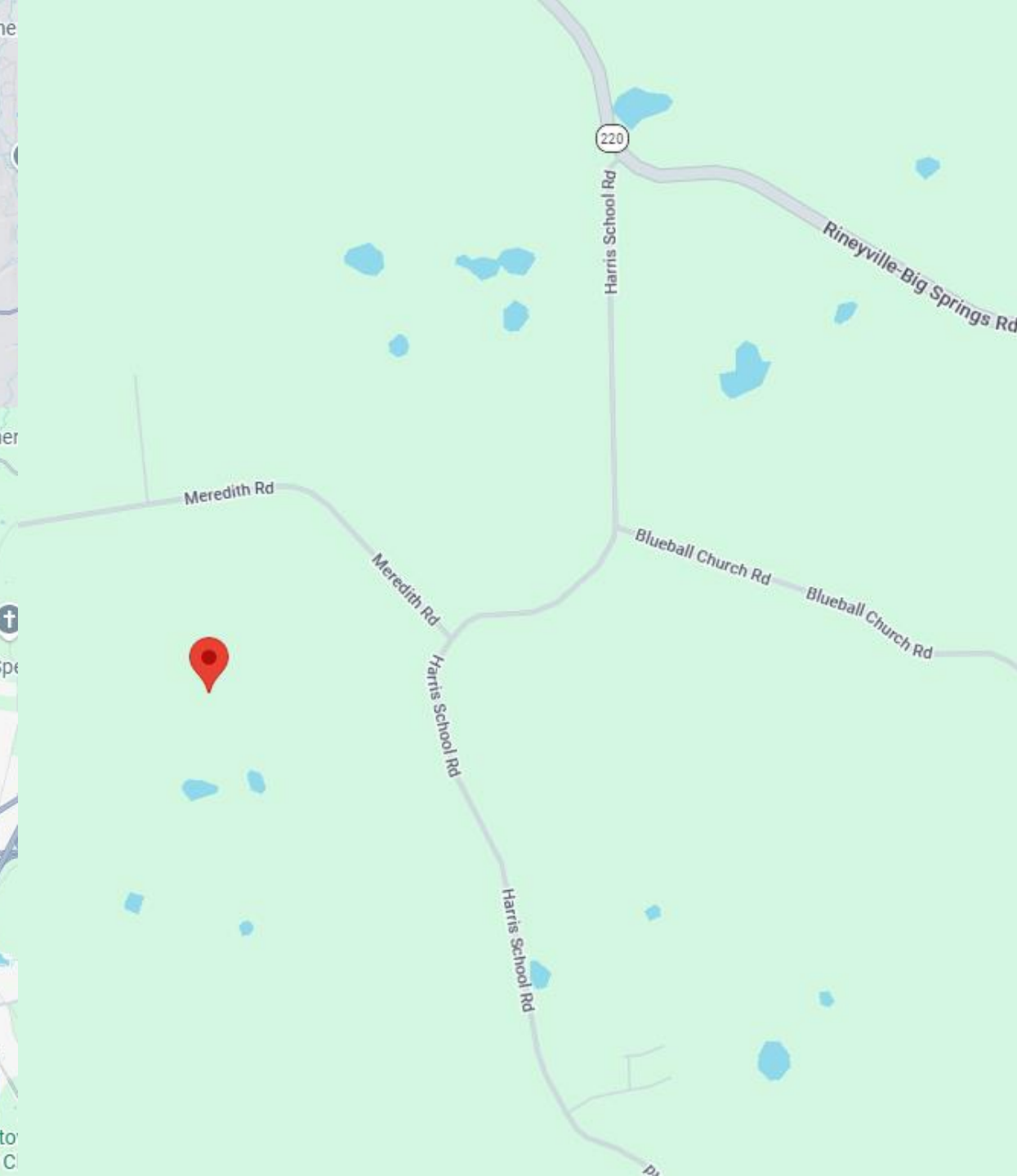
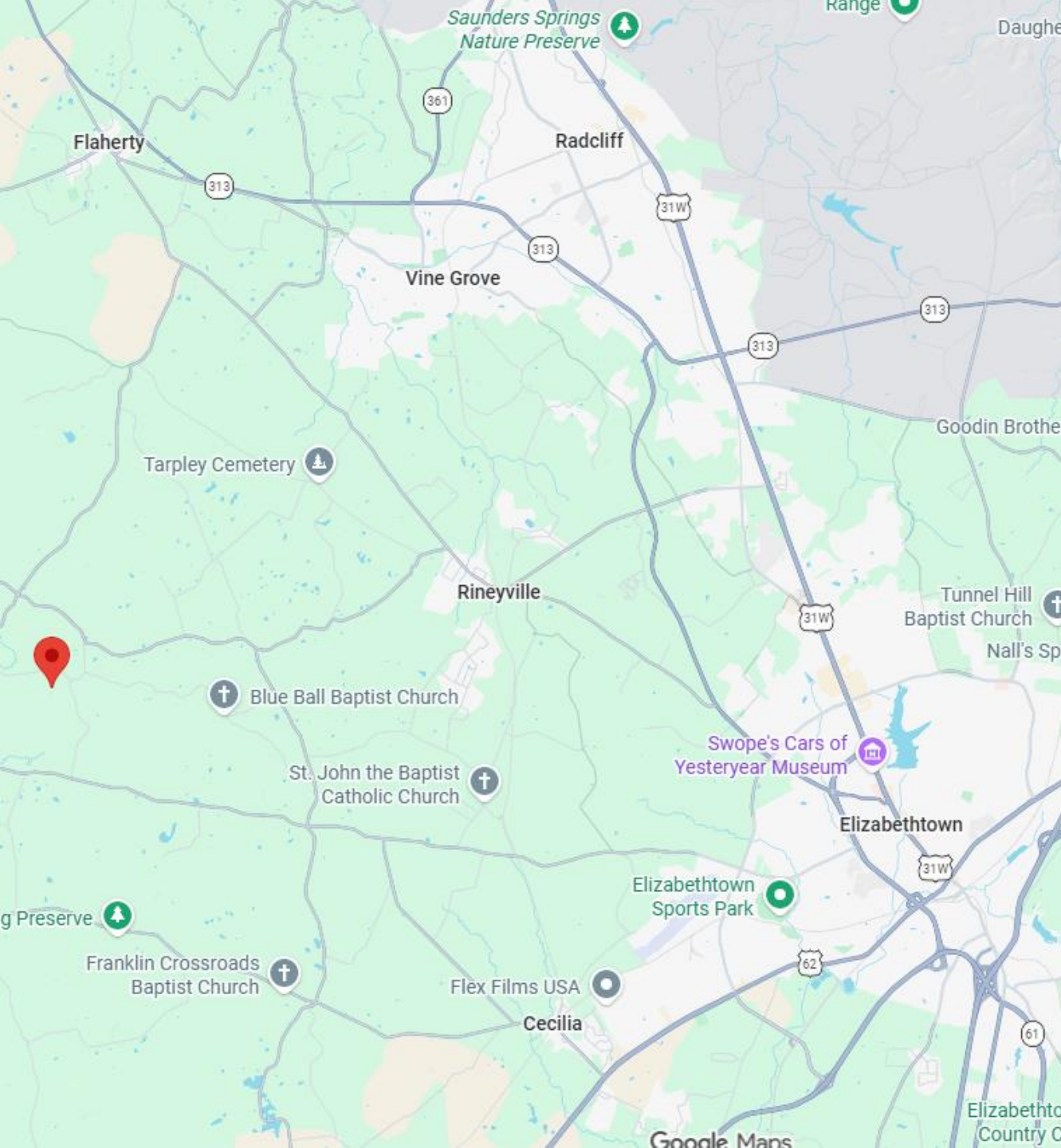
Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features Map**
- D. Analysis of the Site**
- E. Proposed Plat & Boundary Survey**
- F. Photos of the site**
- G. Analysis of Other Road Frontage & Ratio Variances**
- H. *Comprehensive Development Guide**
- I. *Development Guidance System Ordinance**

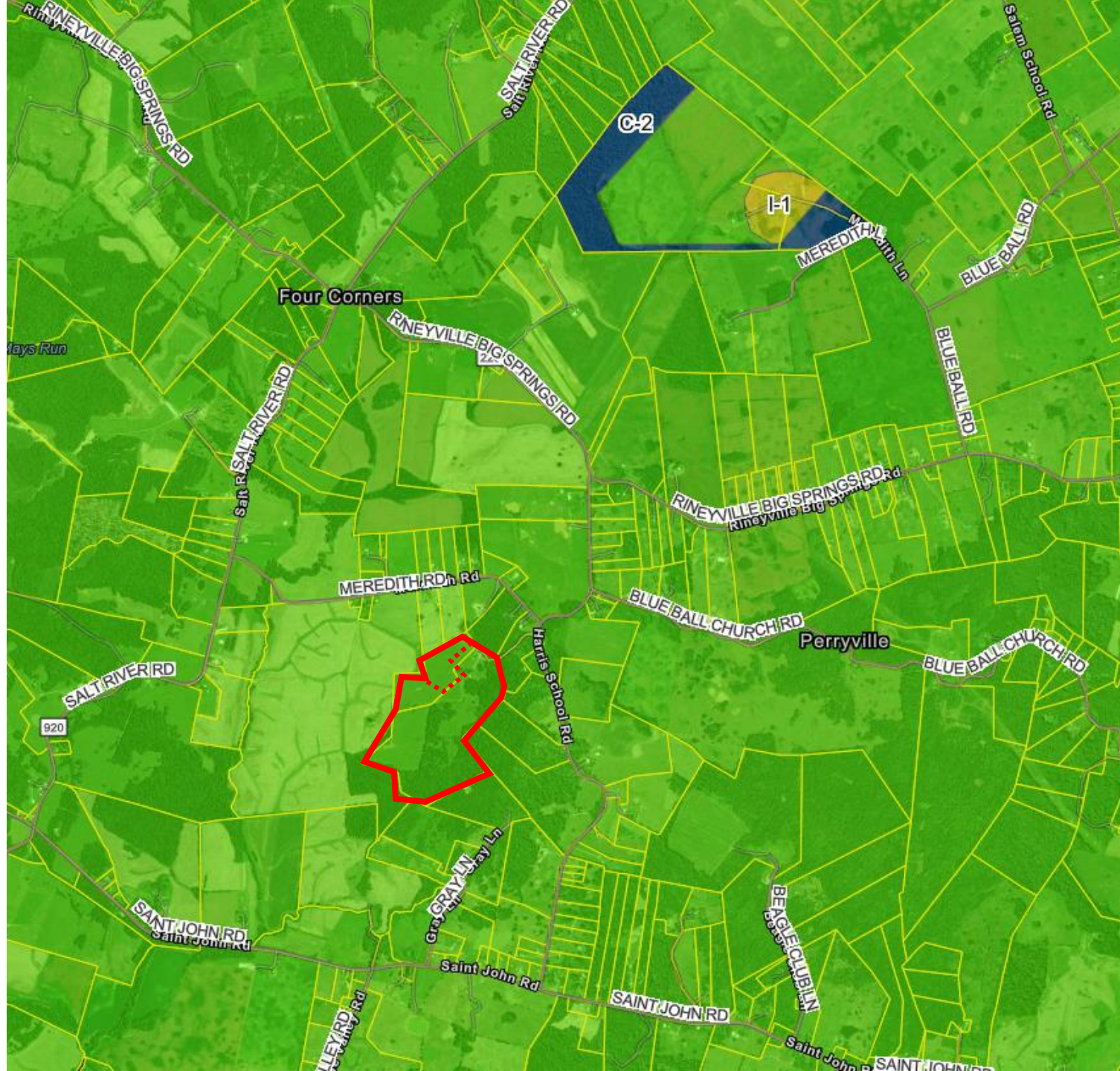
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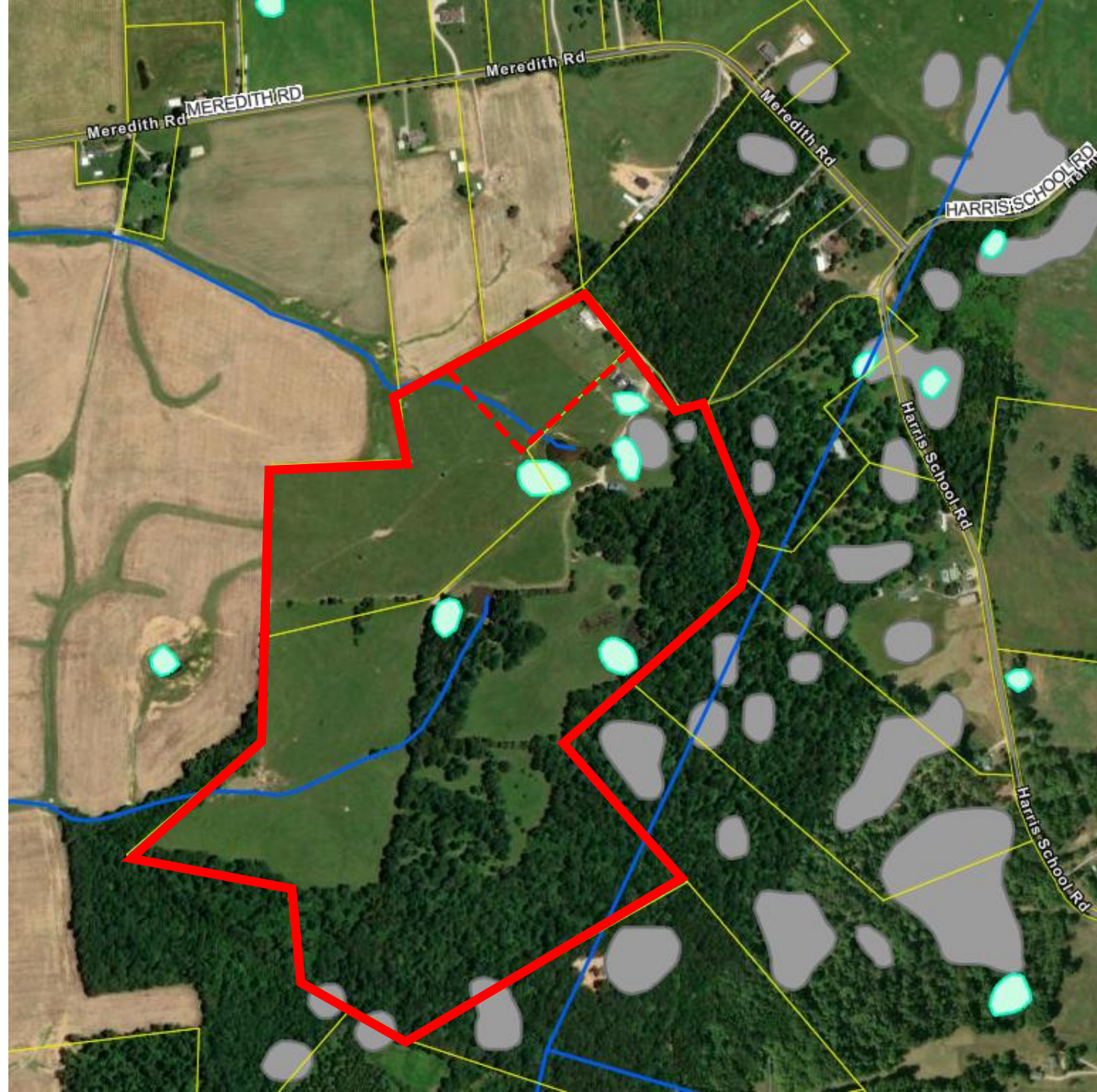
☐ MasterZone

DISTRICT

- ☐ A-1
- ☐ B-1
- ☐ B-2
- ☐ C-0
- ☐ C-1
- ☐ C-2
- ☐ I-1
- ☐ I-2
- ☐ IH
- ☐ PD-1
- ☐ R-1
- ☐ R-2
- ☐ R-3
- ☐ R-4



- ☐ ☒ Streams 2023
- ☐ ☒ Hardin_Wetlands
- ☐ ☒ Hardin_100Flood
- ☐ ☒ hardin_sinkhole

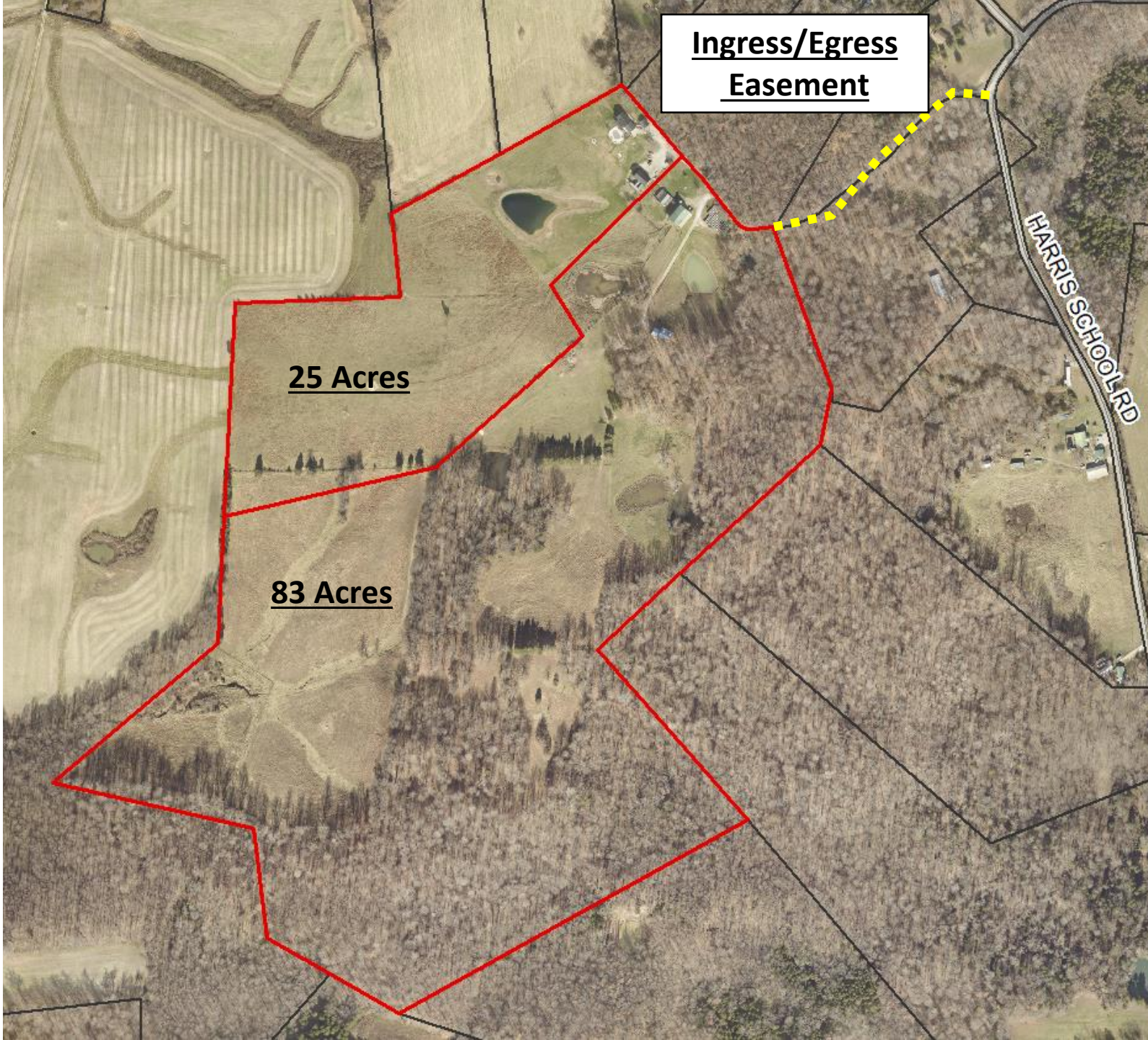


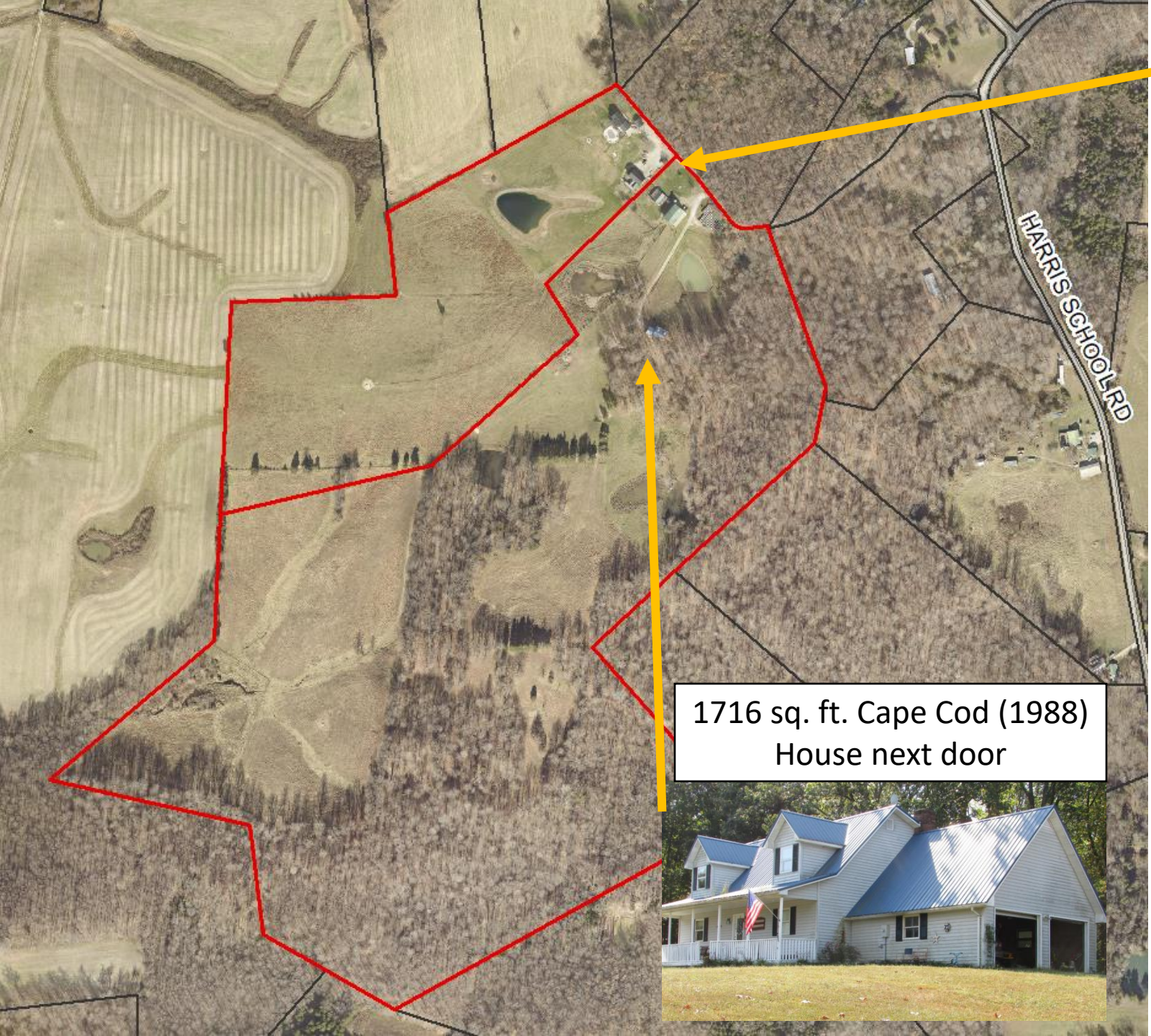
Ingress/Egress
Easement

25 Acres

83 Acres

HARRIS SCHOOL RD





1904 sq. ft. Ranch (1954)



576 sq. ft. Carport (2015)



1716 sq. ft. Cape Cod (1988)
House next door



1536 sq. ft. Garage (2022)



Proposed 6
Acre Lot

Merging remaining
18.9 acres with
adjoining 83-acre
tract



TERRY & KATHY
BRAKEBILL
D.B. 924 PG. 306
LONESOME PINE
SUBDIVISION
LOT 2
P.C. 1 SHEET 2191

FRED & NANNIE DOHN
D.B. 720 PG. 627

EDWARD & KRISTY
DOHN
D.B. 1118 PG. 309

GEORGE & ROSE
PETERS
D.B. 796 PG. 256
LONESOME PINE
SUBDIVISION
LOT 1C - SECTION 2
P.C. 1 SHEET 7178

HAGER BROTHERS
D.B. 1462 PG. 1580

FRANK ANGLIN JR.
D.B. 1587 PG. 904

BALANCE
OF
PROPERTY
PARCEL A
18.940 ACRES

MERGER DEED D.B. ____ PG. ____

CHARLES & KAREN HOUSE
D.B. 1358 PG. 1582
83.64 ACRES +/-
INCLUDING CEMETERY

MERGER DEED D.B. ____ PG. ____

HOUSE CEMETERY
1.546 Ac.

Ingress-Egress Easement Note
18 ft. Wide Ingress-Egress Easement
across Lots 1-B & 2 of Lonesome Pine Subdivision
as set out in Civil Action No. 03-CI-01864 of the
Hardin Circuit Court Division III.

LINE TABLE

LINE	BEARING	DISTANCE	STATION
1.1	N 49°53'15" E	84.35	
1.2	S 30°25'34" E	86.47	
1.3	S 30°12'05" E	88.35	
1.4	S 38°17'05" E	63.66	
1.5	S 60°54'44" E	27.56	
1.6	S 60°54'44" E	29.10	
1.7	N 80°20'18" E	68.00	
1.8	N 80°20'18" E	64.41	
1.9	N 74°18'45" E	28.24	
1.10	N 63°06'50" E	33.45	
1.11	N 52°52'43" E	38.50	
1.12	N 54°19'40" E	52.87	
1.13	N 50°10'20" E	46.24	
1.14	N 53°27'02" E	69.67	
1.15	N 49°11'52" E	36.69	
1.16	N 49°50'28" E	89.95	
1.17	N 49°41'18" E	68.57	
1.18	N 66°20'15" E	29.23	
1.19	N 75°28'45" E	37.96	
1.20	N 86°41'14" E	95.33	
1.21	S 50°35'02" E	76.00	
1.22	S 52°18'46" E	24.33	
1.23	S 52°18'46" E	29.08	
1.24	S 47°48'15" W	90.73	
1.25	S 66°30'38" E	63.66	

LEGEND TABLE

- ⊙ DENOTES 1/2" X 24" REBAR WITH SURVEYOR'S CAP STAMPED (SPURRIER PLS 3695) (SPURRIER PLS 3695), SET THIS SURVEY UNLESS OTHERWISE SHOWN
- COMPUTED POINT IN CENTERLINE OF INGRESS-EGRESS EASEMENT
- ⊠ TRANSFORMER POLE
- ⊡ SERVICE POLE
- DENOTES EXISTING 1/2" IRON PIN WITH CAPS NOTED
- DENOTES WOOD CORNER POST

AMENDED BOUNDARY SURVEY FOR
JOE HOUSE (SHEET 5250)
RECORD PLAT OF HOUSE ESTATES
AND
BOUNDARY SURVEY
OF THE
JOSEPH & LAVINA HOUSE PROPERTY
PARCEL A AND HOUSE CEMETERY

Owner: Joseph and Lavina House
1399 Harris School Road
Rineyville, Ky. 40162

Owner: Charles and Karen House
1389 Harris School Road
Rineyville, Ky. 40162

SOURCE OF TITLE:
D.B. 1358 PG. 1576
D.B. 1358 PG. 1582

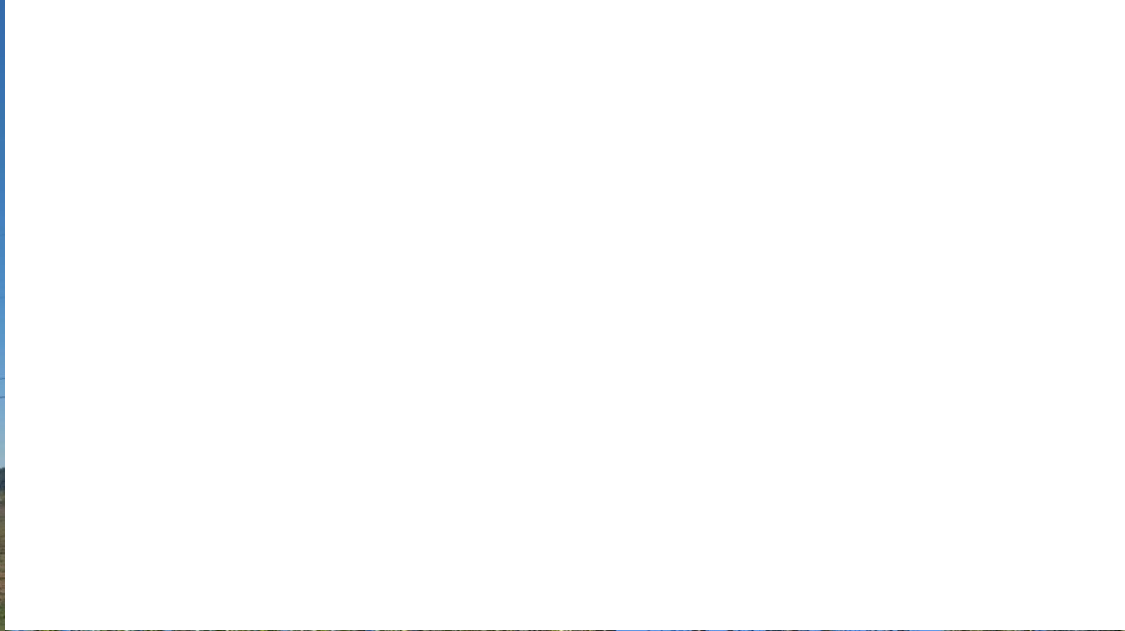
AFFECTED PVA # 066-00-00-015 & 066-00-00-015-01

Total Acres: 6.104 Acres

HARDIN COUNTY, KENTUCKY

BOUNDARY SURVEY NOTE
THIS BOUNDARY SURVEY FOR PARCEL "A" AS SHOWN HEREON IS NOT PART OF THE PLAT FOR
HOUSE ESTATES AND HAS NOT BEEN REVIEWED OR APPROVED AS BEING IN COMPLIANCE WITH
KENTUCKY REBAR AND IRON PIN REQUIREMENTS AS SET OUT IN KRS 120.010 AND KRS 120.011.







Variances from Government Maintained Road Frontage in the R-2 Zone

Permit Date ⬆	Owner ⬆	Type ⬆	Planning Area ⬆	Zone ⬆	Project / Subdivision Name ⬆	Request ⬆	Site Address ⬆	Status ⬆	Final Date ⬆
09/04/2026	HOUSE, JOSEPH A & LAVINA SUE	VARIANCE	22. NATURAL RESOURCE AREA	R-2 - RURAL RESIDENTIAL ZONE	JOE HOUSE VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE	VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE	1399 HARRIS SCHOOL ROAD, RINEYVILLE, KY	PENDING	
02/07/2025	KENNETH ROBERTS	VARIANCE	24. WEST HARDIN AREA	R-2 - RURAL RESIDENTIAL ZONE	ROBERTS TWO LOT SUBDIVISION	VARIANCE FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE TO ALLOW FOR A TWO LOT SUBDIVISION	686 SUMMIT ROAD, EASTVIEW, KY	APPROVED	03/20/2025
07/19/2024	PENDLETON, MICHAEL ANTHONY	VARIANCE	21. EAST HARDIN AREA	R-2 - RURAL RESIDENTIAL ZONE	PENDLETON LANE VARIANCE	TO ALLOW FOR A VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE FOR AN ILLEGALLY CREATED LOT	PENDLETON LANE	WITHDRAWN	07/31/2024
05/02/2024	JOHN & KRISTINA TAPIO	VARIANCE	22. NATURAL RESOURCE AREA	R-2 - RURAL RESIDENTIAL ZONE	AMENDED DEL MORAL SUBDIVISION, LOT 3A	FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE REQUIREMENT TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	4497 SALT RIVER ROAD, RINEYVILLE, KY	APPROVED	05/23/2024
04/28/2021	BEARD RONALD C & TAMBERLEY	VARIANCE	22. NATURAL RESOURCE AREA	R-2 - RURAL RESIDENTIAL ZONE	BEARD SUBDIVISION, SECTION 3	TO ALLOW FOR TWO EXISTING TRACTS TO BE RECONFIGURED AND PLATTED AS TWO LOTS - VARIANCE FROM GOVERNMENT MAINTAINED ROAD FRONTAGE	10032 ST. JOHN ROAD, CECILIA, KY	APPROVED	05/20/2021
03/15/2018	SPRINGER KARL L & ROBIN S	VARIANCE	02. NORTH GLENDALE URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	SPRINGER PROPERTY	FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE REQUIREMENT TO ALLOW FOR ADDITIONAL ACREAGE TO BE MERGED TO AN EXISTING TRACT	996 MUD SPLASH RD	APPROVED	04/19/2018
04/08/2015	ASASKAS GLENN E	VARIANCE	24. WEST HARDIN AREA	R-2 - RURAL RESIDENTIAL ZONE		RELIEF FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE TO ALLOW FOR ADDITIONAL ACREAGE TO BE MERGED TO LOT 1 OF ARCHER HOLLOW.	100 EASTVIEW ROAD	APPROVED	05/11/2015
08/26/2014	CHARLES & SHERYL PHILLIPS	VARIANCE	21. EAST HARDIN AREA	R-2 - RURAL RESIDENTIAL ZONE	GOVERNMENT MAINTAINED ROAD FRONTAGE	RELIEF FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE REQUIREMENT. COMBINE 4 TRACTS INTO 1.	DEVERS RD	APPROVED	
04/14/2014	ASASKAS GLENN E	VARIANCE	22. NATURAL RESOURCE AREA	R-2 - RURAL RESIDENTIAL ZONE	GOVERNMENT MAINTAINED ROAD FRONTAGE	RELIEF FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE	1106 EASTVIEW ROAD	APPROVED	
04/11/2011	GARY S. COOPER, SR.	VARIANCE	24. WEST HARDIN AREA	R-2 - RURAL RESIDENTIAL ZONE	GOVERNMENT MAINTAINED ROAD FRONTAGE	RELIEF FROM THE GOVERNMENT MAINTAINED ROAD FRONTAGE	85 TURKEY ROOST LANE	DENIED	

Records 1 to 10 (of 10)

10 Total: 7 Approved, 1 Withdrawn, 1 Denied, 1 Pending

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
 - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

(B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

1. **To allow for a Variance from government maintained to allow for the property to be further subdivided.**
2. **A Record Plat Shall be required and shall substitute for the Site Plan.**
3. **A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny